

Heol Y Cwm,
Morganstown, Cardiff,
CF15 8FG

THOMAS H WOOD

Asking Price
£600,000

4 Bedrooms
House - Detached

An attractive and well-presented four bedroom detached family home, pleasantly positioned within a quiet cul-de-sac in the sought-after residential area of Morganstown, Cardiff, enjoying a delightful woodland outlook.

The property offers spacious and versatile accommodation extending to approximately 1,551 sq. ft., with a particular feature being the impressive lounge with its double-height pitched ceiling and exposed beams. The accommodation briefly comprises an entrance hallway, generous lounge, separate dining room, study, fitted kitchen/breakfast room, utility room and ground floor cloakroom. To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Further benefits include gas central heating, double glazing, a driveway providing off-road parking for several vehicles, a double garage, attractive front garden and an enclosed rear garden with patio seating area.

Morganstown is a popular residential location situated on the northern outskirts of Cardiff, conveniently positioned for access to Radyr Village and its range of local shops, cafés and everyday amenities. The area is well served by public transport, including nearby Radyr railway station, providing regular services into Cardiff City Centre and surrounding areas. There is also convenient access to the A470 and M4 motorway, making the location particularly suitable for commuters. The property is within reach of well-regarded primary and secondary schools, including Radyr Comprehensive School, subject to confirmation of catchment arrangements.

An excellent opportunity to acquire a spacious detached family home in a desirable residential setting, with the additional benefit of attractive woodland surroundings.



GROUND FLOOR ACCOMODATION

ENTRANCE HALLWAY
Entered via the front entrance door, with UPVC double glazed window to side, woodblock flooring, radiator, coving to ceiling and staircase rising to the first floor. Double doors providing access to the dining room and lounge.

LOUNGE
13'6" x 20'4"

An impressive and spacious principal reception room featuring a double-height pitched ceiling with exposed timber beams, creating a particularly attractive living space. Feature gas fireplace with marble surround and hearth (currently not in use), woodblock flooring, two radiators, UPVC double glazed window to side and double glazed French doors opening onto the rear garden



Features

- Well-Presented Four Bedroom Detached Family Home
- Quiet Cul-de-Sac Position with Attractive Woodland Outlook
- Impressive Lounge with Double-Height Pitched Ceiling and Exposed Beams
- Separate Dining Room, Study and Kitchen/Breakfast Room
- Ground Floor Cloakroom, Utility Room and Family Bathroom
- Principal Bedroom with En-Suite Shower Room
- Driveway Providing Off-Road Parking and Double Garage

DINING ROOM
17'10" x 9'11"

A generously proportioned dining room with UPVC double glazed windows to both front and rear aspects, woodblock flooring, two radiators and coving to ceiling.

STUDY
A useful additional reception room, ideal for use as a home office or study, with UPVC double glazed window to side, woodblock flooring, radiator and coving to ceiling.









KITCHEN/BREAKFAST ROOM
17'10" x 12'0"
Fitted with a range of matching wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer with chrome mixer tap and tiled splashbacks. Built-in electric oven and plate warmer, four-ring gas hob with extractor hood over and plumbing for a dishwasher. An integrated wine fridge provides convenient, temperature-controlled storage. Space for a freestanding fridge/freezer, Ceramic tiled flooring, radiator, recessed ceiling spotlights, UPVC double glazed window to side and double glazed French doors providing direct access to the rear garden. Ample space for a breakfast table.

UTILITY ROOM
6'5" x 5'1"
Fitted wall and base units one containing the boiler with work surfaces over, stainless steel sink with mixer tap and tiled splashbacks. Plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring and double glazed external door providing access to the rear.

CLOAKROOM/WC
Fitted with a two-piece suite comprising close-coupled WC and pedestal wash hand basin with mixer tap. Fully tiled walls, ceramic tiled flooring, radiator and obscure UPVC double glazed window to rear.

FIRST FLOOR ACCOMODATION

LANDING
With fitted carpet, radiator, coving to ceiling, access to loft space and airing cupboard. Doors providing access to all four bedrooms and family bathroom

PRINCIPAL BEDROOM
12'7" x 12'7"
A generous double bedroom with UPVC double glazed window to front, built-in double wardrobes, radiator and fitted carpet. Door leading to:
En-Suite Shower Room

Fitted with a three-piece suite comprising tiled shower enclosure with electric shower, wash hand basin set within vanity unit with storage cupboards beneath and concealed cistern WC. Fully tiled walls, tiled flooring, radiator, wall-mounted mirror, shaver point and obscure UPVC double glazed window to rear.



4 BEDROOMS

2 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF15 8FG
- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1550.80 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

BEDROOM TWO
9'4" x 10'9"
Double bedroom with UPVC double glazed window to side, built-in double wardrobe, radiator and fitted carpet.

BEDROOM THREE
8'2" x 8'7"
With UPVC double glazed window to side, radiator and fitted carpet.

BEDROOM FOUR
11'9" x 16'6"
A particularly spacious double bedroom enjoying a dual aspect with UPVC double glazed windows to both sides, two radiators and fitted carpet.

FAMILY BATHROOM
Fitted with a four-piece suite comprising wet room featuring a flush, level-access walk-in shower area, separate tiled shower enclosure with electric shower, wash hand basin close-coupled WC. Fully tiled walls, wet room safety vinyl to floor, radiator, extractor fan and obscure UPVC double glazed window to rear.

OUTSIDE



FRONT GARDEN AND DRIVEWAY
The property occupies an attractive position within a quiet residential cul-de-sac, enjoying a pleasant outlook towards established woodland. To the front there are mature shrub borders, together with a driveway providing off-road parking for two vehicles and access to the double garage

DOUBLE GARAGE
A substantial double garage providing secure parking and useful additional storage.

REAR GARDEN
An enclosed rear garden predominantly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining. Access is provided directly from both the lounge and kitchen/breakfast room, creating a convenient connection between the internal living accommodation and outside space.

COUNCIL TAX
Band G

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.







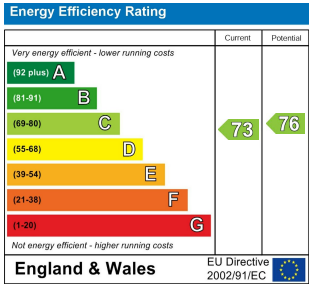




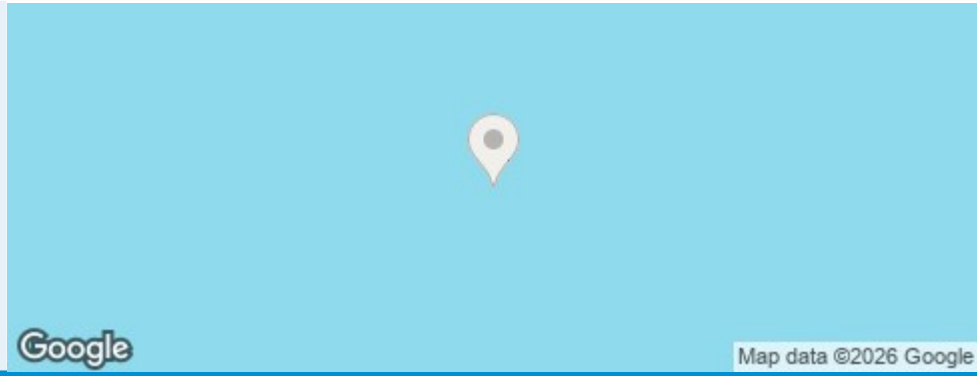








Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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