

Meadowfield Way

MORGANSTOWN, CARDIFF, CF15 8FL

GUIDE PRICE £450,000

**Hern &
Crabtree**



Meadowfield Way

No chain. Tucked away in a peaceful part of this modern development in Morganstown, this impressive four-bedroom detached home offers a perfect blend of space, style, and convenience. Recently redecorated and re-carpeted throughout, the property is presented in excellent condition, ready for the next family to simply move in and enjoy.

Upon entering, you're welcomed by a spacious entrance hall that leads into a bright and airy lounge. Double doors open from the lounge into a separate dining room, which features French doors that open out onto the generous rear garden, perfect for entertaining or relaxing with family. The fitted kitchen connects to a useful utility area and a handy W.C.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the home enjoys a generous, private rear garden, there is also off-street parking and an integral single garage.

Meadowfield Way is perfectly located in Morganstown, adjacent to the highly regarded Radyr village, the home is just a few minutes' drive from the A470 and M4, making it ideal for commuters. The area offers a local post office, general store, public house, and garden centre, while Radyr village features a golf club, church, and a selection of well-regarded schools at all levels. The property is within the catchment area for Radyr High School and benefits from a regular bus service to and from Cardiff City Centre, as well as easy access to Radyr train station.



1235.00 sq ft

Entrance

Storm porch. Entered via a composite door to the front into the hallway.

Hallway

Stairs to the first floor. Radiator.

Lounge

Double glazed square bay window to the front. Two radiators. Feature electric fireplace with a wooden mantle and marble hearth. Squared off archway to the dining room.

Dining Room

Double glazed patio doors to the rear. Radiator.

Kitchen

Double glazed windows to the rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Tiled splash back. Integrated four ring gas hob, and electric oven and grill. Stainless steel sink and drainer. Integrated dishwasher, fridge and freezer. Tiled floor. Radiator. Large storage cupboard.

Utility Room

Double glazed window to the side and a door leading out to the rear garden. Stainless steel sink and drainer. Space and plumbing for a washing machine. Cupboard housing the combi boiler. Continuation of the tiled floor as the kitchen.

Cloakroom

Obscure double glazed window to the rear. W/c and wash hand basin. Radiator. Continuation of the tiled flooring.

FIRST FLOOR

Landing

Loft access hatch. Radiator. Large storage cupboard.

Bedroom One

Double glazed window to the front. Two radiators. Door to the en-suite.

En-suite

Obscure double glazed window to the front. Shower, w/c and wash hand basin. Radiator. Part tiled walls. Laminate flooring.

Bedroom Two

Double glazed window to the rear. Radiator.

Bedroom Three

Double glazed window to the front. Radiator.

Bedroom Four

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the rear. Bath with shower plumbed over, w/c and wash hand basin. Part tiled walls. Radiator. Laminate flooring.

OUTSIDE

Front

Rear Garden

Enclosed rear garden with timber frame fencing. Lawn area. Cold water tap. Paved patio sitting area. Access to the sides, one with a gate.

Front

Lawn area. Off street parking for two cars.

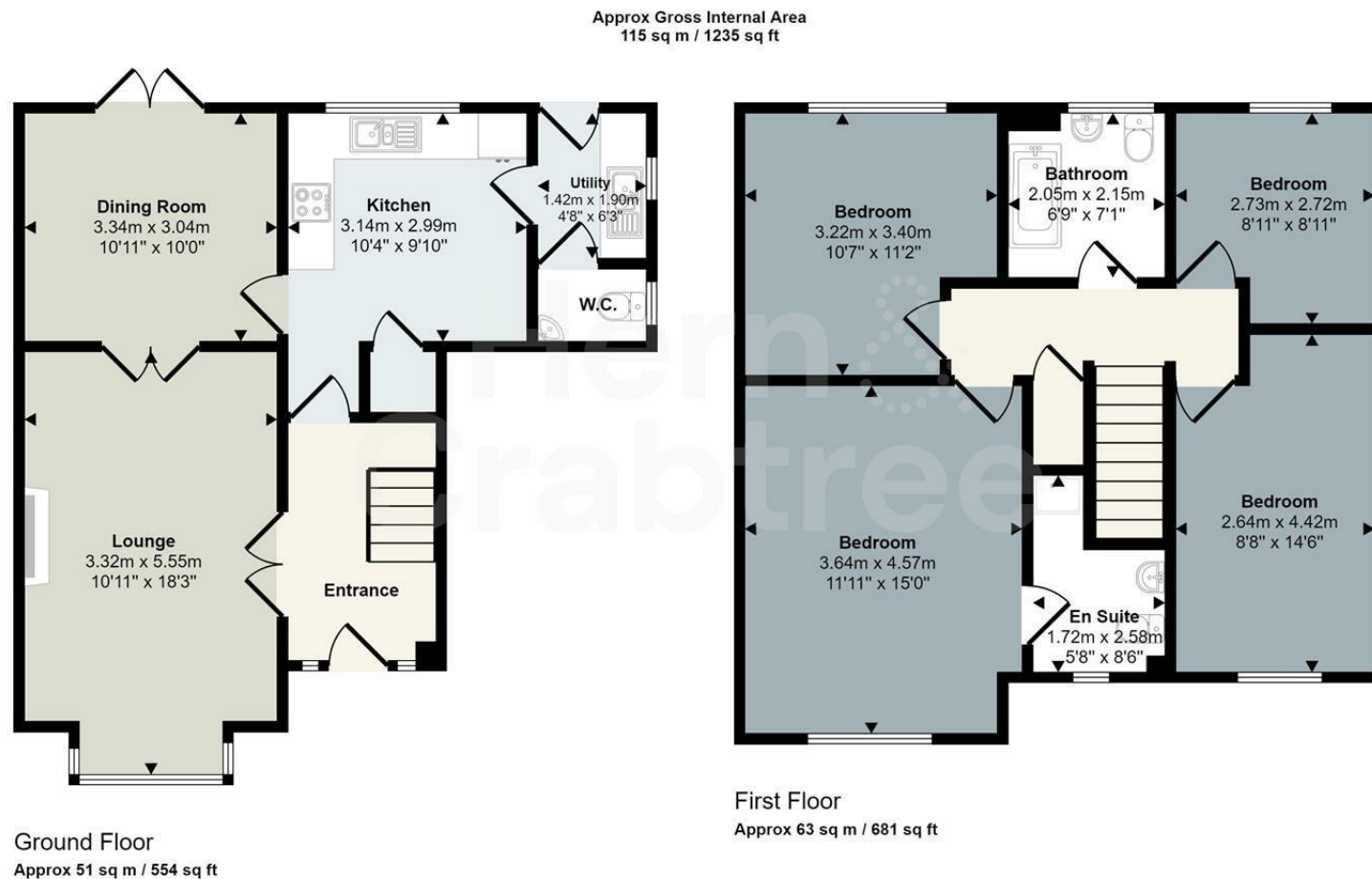
additional information

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