Ffordd Y Berllan

MORGANSTOWN, CARDIFF, CF15 8EY

GUIDE PRICE £465,000

Hern & Crabtree



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A well-presented four-bedroom detached family home, ideally situated in this popular modern development of Radyr Gardens in the sought-after Morganstown area. Offering spacious and versatile accommodation across two floors, the property is ideally suited to modern family living and benefits from being within the catchment area for Radyr Comprehensive School.

The ground floor comprises a welcoming entrance hallway, spacious lounge, fitted kitchen, separate dining room, utility room and convenient downstairs WC.

To the first floor, there are four bedrooms, including a principal bedroom with en-suite shower room, a further generous double bedroom and two additional bedrooms. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a well-maintained rear garden, providing an attractive outdoor space for relaxing and entertaining. To the front, there is a driveway providing parking for two vehicles, along with a garage.

Morganstown is a popular Cardiff suburb, well served by a range of local amenities including shops, recreational facilities and a golf course. There are also primary schools nearby, while Radyr offers regular bus and train services. The property is conveniently located for access to the A470 and M4 motorway, providing excellent transport links for Cardiff and beyond.











Approx 1371.00 sq ft

Council Tax Band: F

Entrance
Entered via pvc front door, stairs to the first floor with open area beneath, coved ceiling, radiator, tiled floor.

Cloakroom
Double obscure glazed window to the rear, w.c and wash hand basin, radiator, half tiled walls, tiled floor.

Living Room
Double glazed square bay window to the front and double glazed window to the side, radiators, coved ceiling, gas fireplace with marble surround and hearth, archway to:

Dining Room
Double glazed patio doors to the rear, radiator, coved ceiling, wooden floors.

Kitchen/Diner
Double glazed window to the rear and double glazed patio doors to the rear, wall and base units with worktop over, ceramic sink and draining grooves, a five ring induction hob with integrated oven and grill combi, integrated dishwasher, integrated fridge and freezer, breakfast bar, recess lights, coved ceiling, tiled floor.

Utility
Fitted with wall and base units one housing the combination boiler, space and plumbing for a washing machine, stainless steel circular bowl, tiled floor, pvc door to the rear.

First Floor Landing
Stairs rise up from the entrance hall with wooden handrail, double glazed window to the side, access to loft space, airing cupboard housing the hot water cylinder.

Bedroom One
Double glazed window to the front, radiator, coved ceiling, built in wardrobes.

En Suite
Double obscure glazed window to the side, shower, w.c and wash hand basin, heated towel rail, recess lights, tiled floor.

Bedroom Two
Double glazed window to the rear, radiator, coved ceiling.

Bedroom Three
Double glazed window to the rear, radiator, coved ceiling.

Bedroom Four
Double glazed window to the front, radiator.

Bathroom
Fitted with bath with shower over, w.c and wash hand basin, heated towel rail, recess lights, tiled walls, tiled floor.

Garden
Enclosed by timber fencing, paved patio, lawn, mature flower beds, cold water tap, power points, lockable gate.

Garage
An integral garage with up and over door to the front.

Front
Driveway for up to two vehicles, lawn, hedges to both sides.

Tenure and additional information
We have been advised by the seller that the property is freehold and the council tax band is TBC. EPC - C.

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





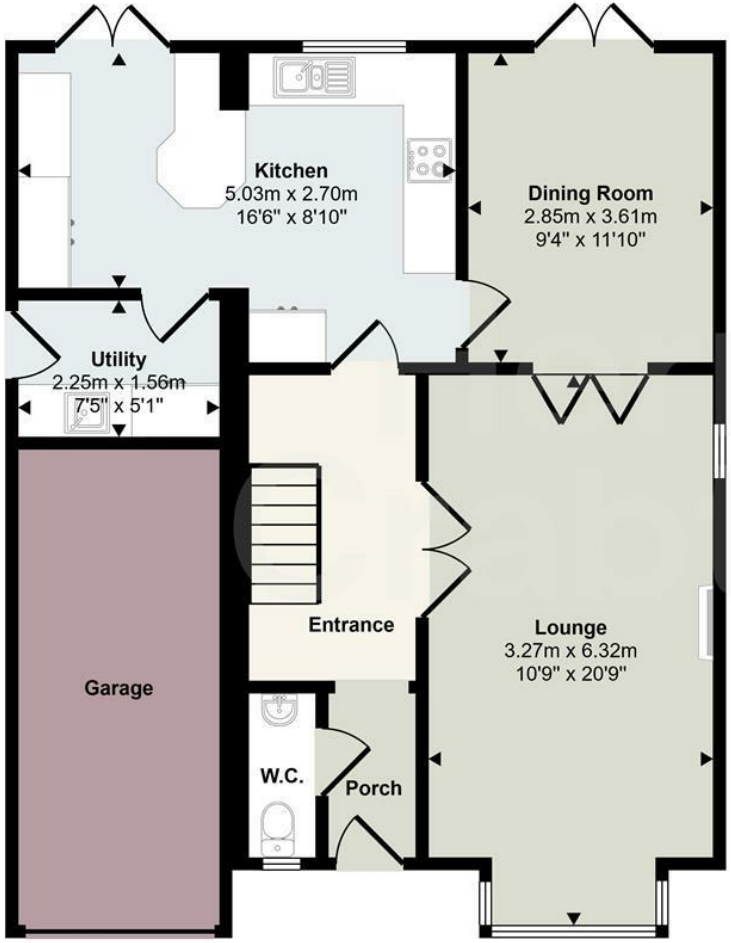




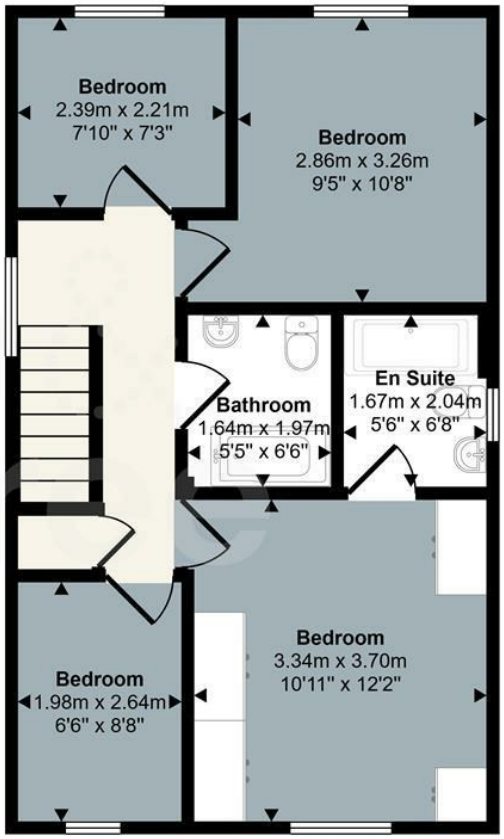


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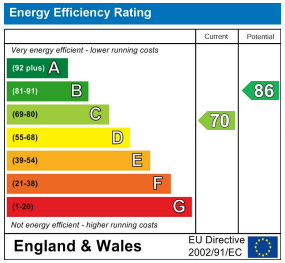
Approx Gross Internal Area
127 sq m / 1371 sq ft



Ground Floor
Approx 77 sq m / 832 sq ft



First Floor
Approx 50 sq m / 539 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Hern & Crabtree

02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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