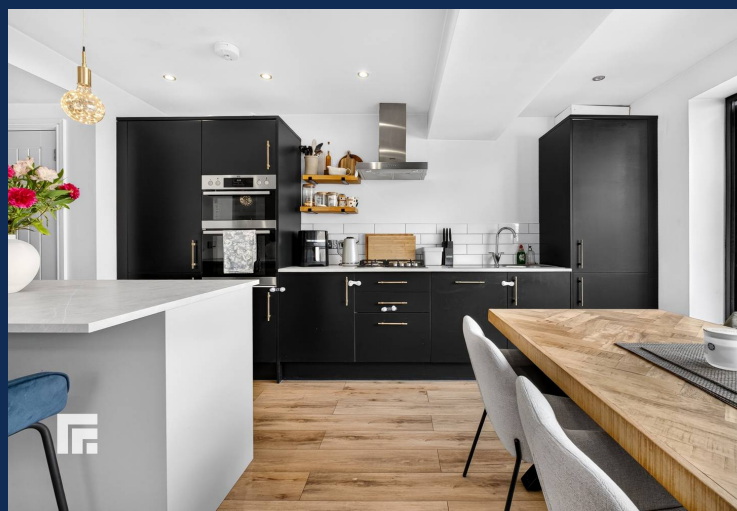




9 Gelynis Terrace, Morganstown

£345,000 Freehold

A beautifully presented, three bedroom extended property in the sought after area of Morganstown. Entrance hallway, lounge, cloakroom and impressive open plan kitchen/dining/family room. To the first floor; primary bedroom, two further bedrooms and modern family bathroom. Landscaped rear garden with driveway with parking for two cars side by side. EPC rating: D

Council Tax band: D

Tenure: Freehold

Hallway

Entered via double glazed composite front door with matching overhead window. 'LVT' wood effect flooring. Door to lounge and opening to sitting room through to kitchen/breakfast/dining room. Radiator. Stairs to first floor.

Lounge

13' 2" x 10' 6" (4.01m x 3.20m)

A well presented family lounge. Built in storage cupboards and shelving to one side. UPVC double glazed, bay window to front overlooking woodland. Radiator.

Open Plan Kitchen/Dining/Family Room

27' 2" x 13' 5" (8.27m x 4.08m)

An impressive, extended open plan kitchen/dining/family room. A good sized sitting area with built in cupboards to one side. Openings through to a modern kitchen/dining/breakfast room. Appointed along one side, deep navy blue, modern cupboards beneath quality laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated 'AEG' four ring gas hob and 'SMEG' extractor hood, integrated 'AEG' oven and grill, integrated dishwasher and integrated fridge/freezer. Breakfast bar with matching work surface and low level cupboards with integrated washing machine. Ample space for dining room table. Continuation of 'LVT' flooring from hallway. Two radiators. Window to side. Door to WC. Bi-folding doors opening into the enclosed rear garden.

Cloakroom

5' 10" x 2' 3" (1.79m x 0.68m)

A stylish cloakroom to include low level WC and floating wash hand basin. Tiled floor and feature wall. Spotlight. Extractor fan.

First Floor Landing

Access to roof space. Doors to all rooms.

Bedroom One

13' 5" x 10' 5" (4.09m x 3.17m)

Two uPVC double glazed window to front with superb views towards Castell Coch. Radiator.

Bedroom Two

9' 2" x 8' 0" (2.80m x 2.44m)

uPVC double glazed window to rear with pleasant outlook. Radiator.

Bedroom Three

8' 9" x 7' 11" (2.66m x 2.42m)

uPVC double glazed window to rear. Radiator.

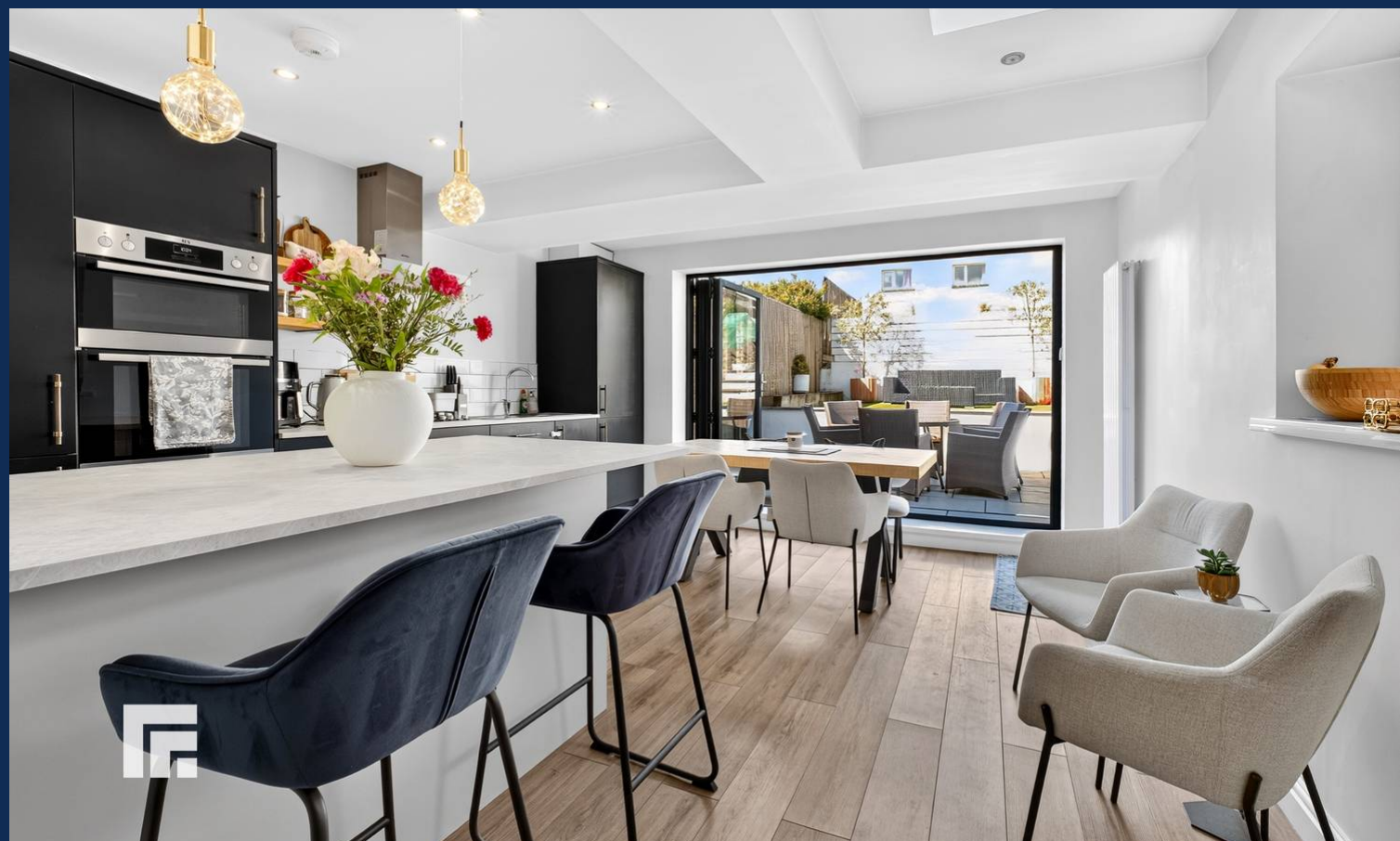
Family Bathroom

8' 8" x 5' 9" (2.63m x 1.75m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity unit, L shaped bath with chrome mixer tap, dual headed shower and glass shower screen. Chrome heated towel rail. Spotlights. Extractor fan. Tiled flooring. Half wall tiling and tiled splashbacks. UPVC window to side.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Bordered by a stone wall and timber fence, a beautifully landscaped rear garden. Paved patio with steps leading to a large area laid with artificial lawn. Wooden sleeper planters to one side. Further steps leading to stoned driveway. Outside tap. Timber gate to side for access to front.

FRONT GARDEN

Bordered by a stone wall. Hedge to one side. Stone area. Pathway leading to open porch at entrance.

DRIVEWAY

2 Parking Spaces

Parking for two vehicles side by side. (Parking accessed via rear lane)

