





5 Clos Y Mynydd, Morganstown

£795,000 Freehold

An exceptionally spacious, executive, six bedroom detached family home in the sought after area of Morganstown being a short distance from amenities and transport links. Entrance porch, entrance hallway, cloakroom, large bay front lounge, study/playroom, spacious kitchen and diner, utility room and sizeable conservatory. To the first floor there is a large landing, four double bedrooms, two bedrooms with ensuite shower rooms and there is a separate family bathroom. To the second floor are two further double bedrooms and a shower room. Gas central heating. Double glazed windows. Large, enclosed rear garden comprising paved patio and lawn. Lawned front garden and wide keyblock driveway. Detached home gym. No chain. EPC Rating: D.

Council Tax band: I

Tenure: Freehold

Entrance Porch
Large storm porch with tiled floor.

Entrance Hallway
15' 3" x 9' 11" (4.64m x 3.03m)
Approached via a woodgrain effect uPVC entrance door with obscured leaded light window to upper part leading to the spacious entrance hallway. Staircase to first floor. Under stairs storage cupboard. Quality wood flooring. Radiator.

Cloakroom
7' 2" x 5' 0" (2.18m x 1.53m)
White suite comprising low level wc and wash hand basin. Wood flooring. Tiling to half height. Radiator.

Study/Playroom
11' 8" x 8' 2" (3.55m x 2.50m)
Overlooking the front, a versatile reception. Radiator.

Lounge
23' 11" x 13' 7" (7.29m x 4.13m)
A sizeable bay fronted, primary reception overlooking the lawned front. Feature fireplace. French doors to the conservatory. Two radiators.

Kitchen And Dining Room
27' 4" x 14' 4" (8.34m x 4.36m)
A sizeable kitchen and dining room with kitchen units well appointed along four sides in woodgrain finish panelled fronts beneath granite worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Space for range style cooker with glass cooker hood above. Integrated dishwasher. Matching range of eye level wall cupboards. Space for fridge freezer. Raised solid wood breakfast bar area. Ample space for large family dining table. Wood flooring to dining area and tiled flooring to kitchen. Window to rear and side. French doors to the large conservatory. Door to utility room. Two radiators.

Utility Room
8' 6" x 5' 8" (2.59m x 1.72m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Tiled splash back. Large storage cupboard with shelving. Door to side. Tiled flooring. Radiator.

Conservatory
22' 1" x 21' 9" (6.73m x 6.64m)
An exceptionally spacious conservatory enjoying full views of the delightful rear garden. French doors to the paved patio. Tiled flooring.

First Floor Landing
A full [illegible] landing with [illegible] Built in

Ensuite
10' 3" x 4' 11" (3.13m x 1.49m)
White suite; low level WC, wash hand basin with chrome mixer tap and vanity unit, shower cubicle with electric 'MIRA' shower and glass shower screen. Tiled splashbacks and flooring. Obscured glass window to side.

Bedroom Two
13' 9" x 11' 0" (4.19m x 3.36m)
A second double bedroom. Fitted wardrobes to one side. Spotlights. Radiator. UPVC window to rear. Door to en-suite.

Ensuite Two
8' 4" x 6' 8" (2.53m x 2.02m)
White suite; low level WC, twin counter top wash hand basins with chrome mixer taps and vanity units, shower cubicle either electric 'MIRA' shower and glass shower screen. Extractor fan. Tiled walls and flooring. Shaving point. Radiator. Obscured glass window to rear.

Bedroom Three
16' 1" x 10' 2" (4.89m x 3.11m)
A third, spacious double bedroom. Fitted wardrobes to one side. Spotlights. Radiator. UPVC window to front.

Bedroom Four
10' 6" x 8' 5" (3.19m x 2.57m)
A fourth bedroom. Radiator. Spotlights. Fitted wardrobe. UPVC window to front.

Second Floor Landing
A spacious landing with seating area. Spotlights. Electric radiator. Doors to all rooms. UPVC window to front.

Bedroom Five
16' 1" x 15' 7" (4.90m x 4.76m)
Divided into two areas, a fifth bedroom. Built in eaves storage cupboards. Fitted wardrobes to one side. Archway through to second room (3.55m x 2.86m) with round window to front. Three electric radiators. Spotlights. Two UPVC windows to rear.

Bedroom Six
16' 0" x 10' 2" (4.87m x 3.10m)
A sixth double bedroom with dormer window to front. Built in storage cupboards. Two electric radiators . UPVC window to rear.

Shower Room
5' 3" x 4' 9" (1.61m x 1.45m)
White suite; low level WC, wash hand basin with chrome mixer tap and vanity unit, shower cubicle with electric 'MIRA' shower and glass shower screen. Tiled walls and [illegible]



REAR GARDEN

A large, enclosed rear garden comprising paved patio and leading onto an area of lawn with maturing trees to the rear boundary. Large timber storage shed. Gate giving access to side. Access to the garage.

FRONT GARDEN

With area of lawn with central paved pathway leading to the porch.

DRIVEWAY

4 Parking Spaces

Wide and long key block driveway to front.

DOUBLE GARAGE

1 Parking Space

5.06 x 5.00 Previously a detached double garage which has been converted and now has two windows to front and access door to side. Power and lighting. Access to roof space.















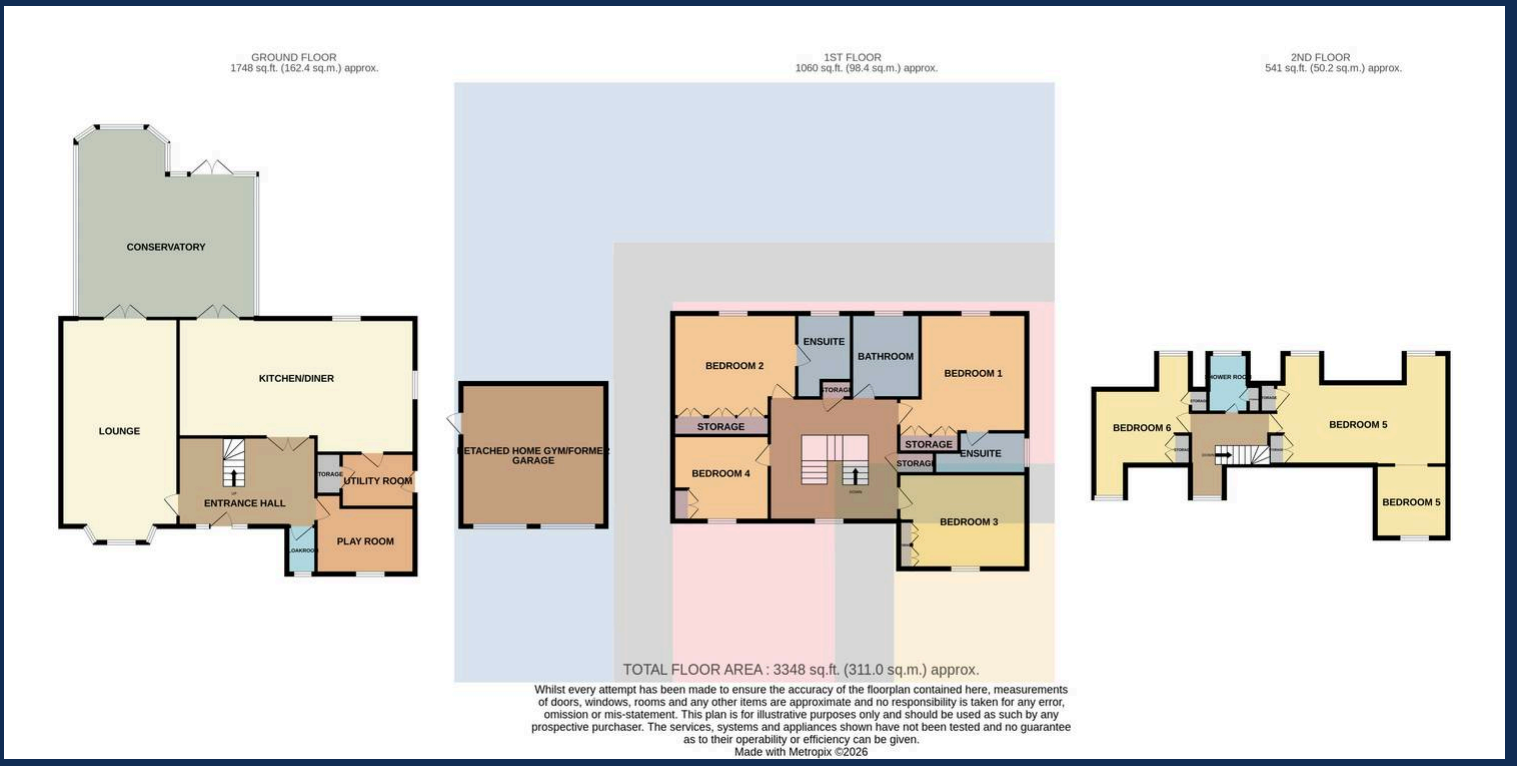

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