

2 Heol Syr Lewis

Morganstown | Cardiff | CF15 8LE

First Floor Maisonette | Asking Price Of £139,950



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PROPERTY DESCRIPTION

IDEAL FIRST TIME BUY OR INVESTMENT | Spacious first floor maisonette | Lounge | Kitchen/Diner | Two double bedrooms | Bathroom | Rear garden | Off road parking | No chain

- **Tenure** Leasehold
- **Council Tax Band C**
- **Floor Area (approx.)** 664 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in this ever popular Cardiff suburb. Morganstown is well served by local amenities including regular public transport systems, shops, a golf course, public house and other recreational facilities. There are local primary schools in close proximity and the property is within the catchment for Radyr Comprehensive School. Commuters will also benefit from the easy access to the A470 and M4 Motorway.

ENTRANCE

Entered via driveway to side of property leading to front door. Off road parking for two cars.

HALLWAY

Entered via uPVC obscure double glazed door, plus uPVC obscure double glazed panel to side. Cupboard housing fuse board and electric meter. Coat hanging space. Stairs rising to first floor.

FIRST FLOOR

LANDING

Access to loft space. Radiator. Doors to lounge, kitchen/diner, two bedrooms and bathroom.

LOUNGE

12' 11" (into alcove) x 15' 6" (max) (3.942m x 4.741m)
Two uPVC double glazed windows to front. Radiator.
Fireplace surround and mantle housing gas fire. TV aerial point. Telephone point.

KITCHEN/DINER

10' 2" x 11' 11" (3.107m x 3.645m) Two uPVC double glazed windows to rear. A range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Freestanding cooker. Space for fridge/freezer, washing machine and dishwasher. Part tiled walls. Radiator. Additional storage cupboard with shelving.

BEDROOM ONE

11' 11" x 12' 1" (3.656m x 3.688m) Two uPVC double glazed windows to front and side. Radiator. Storage cupboard.

BEDROOM TWO

9' 6" x 10' 11" (2.900m x 3.339m) Two uPVC double glazed windows to rear and side. Storage cupboard housing central heating boiler and shelving. Radiator.

BATHROOM

5' 5" x 5' 11" (1.672m x 1.818m) uPVC obscure double glazed window to rear. Low level wc. Pedestal wash basin. Panelled bath with electric shower over. Part tiled walls. Radiator.

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OUTSIDE

REAR GARDEN

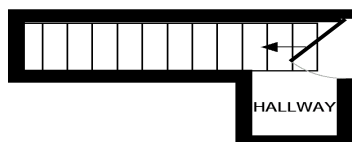
Access to rear garden via pathway to side of property. Also access to two storage sheds. An enclosed garden, laid to lawn with paved patio area. Wooden shed. Mature shrub borders.

LEASE DETAILS

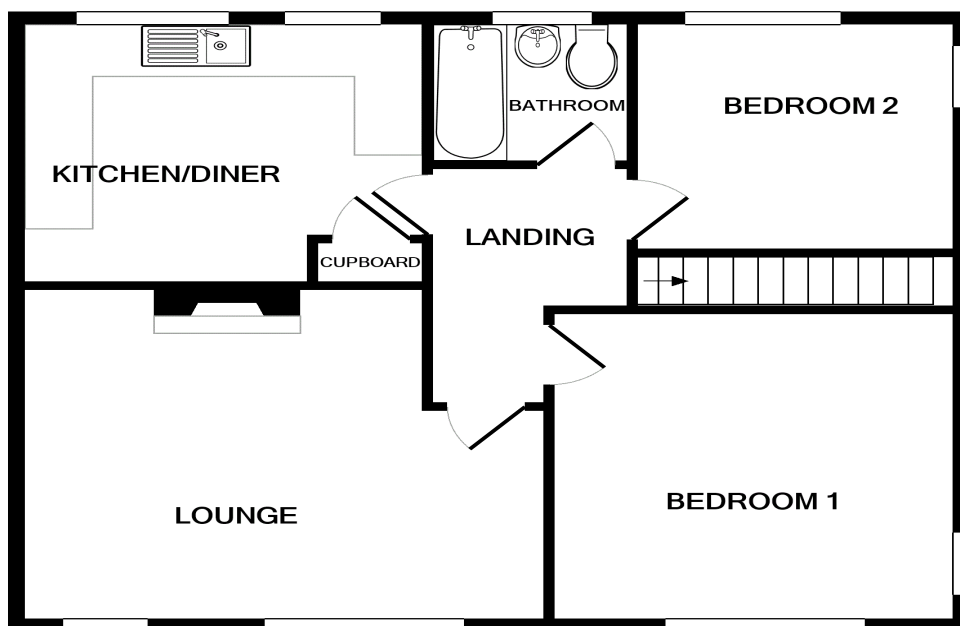
94 years remaining on the lease. Service charge approx. £377.94 pa (2019/2020). Ground rent £10pa.



FLOORPLANS



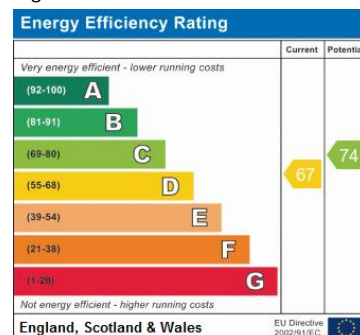
GROUND FLOOR
APPROX. FLOOR
AREA 29 SQ.FT.
(2.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 635 SQ.FT.
(59.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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