





6 Bryn Calch, Morganstown

£470,000 Freehold

A beautifully presented detached four bedroom home in the sought after location of Morganstown, being a short distance from amenities and transport links. This house boasts a high-quality finish throughout. With westerly facing garden, driveway to front and converted garage. Entrance hallway, Bay fronted lounge, Dining room, Kitchen/breakfast room, utility, office/gym and Cloakroom. To the first floor: Four bedrooms, Primary with ensuite shower room and there is a separate family bathroom. Gas central heating. Westerly facing lawned rear garden. Two car side by side driveway to front. EPC Rating: C

Council Tax band: F

Tenure: Freehold

Entrance Hallway
Approached via composite doors leading to entrance hallway. Doors to all rooms. Radiator.

Cloakroom
Modern suite comprising of low level wc, vanity wash hand basin with ample storage below. Fully tiled walls and floors. Obscured glass window to front. Matt black heated towel rail.

Lounge
20' 5" x 11' 0" (6.23m x 3.35m)
A good sized lounge overlooking the front entrance via bay window, with additional side window. Opening into dining room. Recessed spotlights. Radiator.

Dining Room
11' 11" x 9' 4" (3.63m x 2.84m)
A good sized dining room with French double doors leading to rear garden. Recessed spotlights. Radiator.

Kitchen And Breakfast Room
16' 6" x 11' 9" (5.04m x 3.57m)
A beautifully presented kitchen with a range of base and eye level units below laminate worktops appointed along two sides with matching peninsula. Integrated stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Tiled splashback areas. Four ring gas hob with low level oven below, hood above. Integrated dishwasher. Space for fridge freezer. Breakfast bar to one side with space for four bar stools. Window overlooking rear. Double French doors to rear garden. Recessed spotlights. Radiator.

Utility Room
4' 10" x 8' 2" (1.48m x 2.48m)
A range of base and eye level units appointed below laminate worktops. Tiled splash back areas. Stainless steel sink with side drainer. Boiler to corner. Spaces for washing machine and separate drier. Recessed spotlights. Door to side.

Office/Gym
17' 2" x 7' 5" (5.24m x 2.26m)
A good sized reception room currently used as an at home office and gym. Window to front. Recessed spotlights. Radiator.

First Floor Landing
Approached via easy rising staircase leading to central landing area. Doors to all rooms. Loft access. Airing cupboard housing hot water cylinder. Window to side. Radiator.

Bedroom One
10' 11" x 12' 2" (3.33m x 3.71m)
A good sized primary bedroom overlooking the front entrance approach. Built in storage to one side. Door to ensuite. Radiator.

Ensuite
6' 8" x 5' 5" (2.04m x 1.65m)
A beautifully presented modern white suite comprising of low level wc, vanity wash hand basin with ample storage below laminate worktop. Walk in shower cubicle with twin chrome shower heads, tiled splash back, glass partition. Fully tiled walls and floor. Obscured glass window to side. Recessed spotlights. Extractor fan. Chrome heated towel rail.

Bedroom Two
11' 5" x 10' 10" (3.49m x 3.29m)
Another good sized bedroom overlooking the rear garden. Radiator.

Bedroom Three
8' 10" x 6' 4" (2.69m x 1.94m)
Currently used as dressing room, overlooking the front. Radiator.

Bedroom Four
7' 4" x 8' 0" (2.23m x 2.45m)
Overlooking the rear. Radiator.

Family Bathroom
6' 8" x 5' 7" (2.04m x 1.70m)
A modern white suite comprising of low level wc, vanity wash hand basin with chrome mixer tap and ample storage below laminate worktop. Enclosed tiled bath with twin shower head above and folding glass door. Fully tiled walls and floor. Extractor fan. Recessed spotlights. Chrome heated towel rail.

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

A westerly facing, fully enclosed garden with timber fence mature shrubs, side access to front. Area of concrete slab patio leading to area of lawn. Outside tap. Outside electric points.

FRONT GARDEN

Newly laid resin driveway. Border by mature shrubs.

DRIVEWAY

2 Parking Spaces

Newly laid resin driveway with space for two cars.











GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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