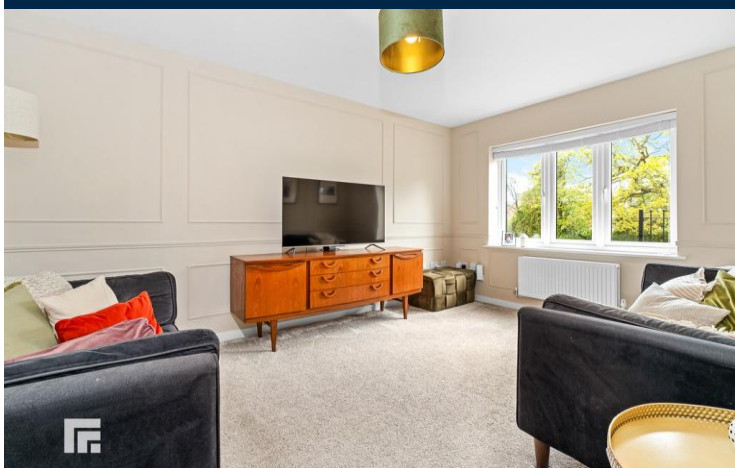




**13 CLOS RHYS MEURUG**  
**CAPEL LLANILLTERN**  
**CARDIFF CF5 6GA**

ASKING PRICE OF  
**£435,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**2**

**\*\* FOUR BEDROOM DETACHED \*\***  
**LANDSCAPED GARDEN \*\* SINGLE GARAGE \*\*** A beautifully presented, four bedroom detached family home built in 2021 by Charles Church. Entrance hallway, cloakroom, lounge, study, kitchen/diner. To the first floor four bedrooms, primary bedroom with quality ensuite and a separate quality family bath and shower room. Gas central heating, double glazing. Landscaped rear garden with three large paved patio areas leading onto an artificial lawn area. Driveway and single garage. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in Capel Llanilltern which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

#### ENTRANCE

Entered via paved pathway with wrought iron fence, to front door. Slate chip borders. Access to driveway and single garage.

#### HALLWAY

Entered via double glazed composite front door into hallway. Tiled flooring. Doors to lounge, study, kitchen/diner and WC. Stairs to first floor. Radiator.

#### LOUNGE

14' 5" x 10' 7" (4.41m x 3.23m)  
uPVC double glazed window to front with lovely outlook over the green and woodland. Radiator.

#### STUDY

9' 9" x 8' 2" (2.98m x 2.50m)  
Two uPVC double glazed windows to front and side. Radiator. Tiled flooring.

#### KITCHEN/DINER

22' 11" x 11' 0" (6.99m x 3.36m)

A beautifully presented kitchen/diner fitted with modern base and eye level units incorporating one and a half bowl stainless steel sink and drainer with complementary Quartz worktops. Fitted electric double oven and hob with extractor hood over. Integrated fridge/freezer, washer/dryer and dishwasher. Cupboard housing gas combination boiler. Tiled flooring, Quartz splash backs. Two radiators. Spotlights. uPVC double glazed window and French patio doors to rear.

#### CLOAKROOM

4' 8" x 3' 0" (1.44m x 0.92m)

Low level WC and wash hand basin. Radiator. Tiled flooring and splash backs. Extractor fan.

#### FIRST FLOOR

##### LANDING

Doors to four bedrooms and bathroom. Airing cupboard. uPVC double glazed window to side. Loft access with pull down ladder (boarded). Airing cupboard.

##### BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.99m)

uPVC double glazed window to front with views. Radiator. Door to en-suite.

##### ENSUITE

7' 2" x 4' 4" (2.19m x 1.33m)

Low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled flooring and splash backs. Extractor fan. Ladder radiator. uPVC.

##### BEDROOM TWO

11' 2" x 9' 0" (3.42m x 2.76m)

uPVC double glazed window to rear. Radiator.



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## BEDROOM THREE

9' 9" x 9' 1" (2.99m x 2.79m)

uPVC double glazed window to front with views. Radiator.

## BEDROOM FOUR

11' 4" x 6' 11" (3.47m x 2.11m)

uPVC double glazed window to rear. Radiator.

## BATHROOM

7' 1" x 5' 6" (2.18m x 1.70m)

A white suite to include low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiled flooring and splash backs. Extractor fan. Ladder radiator.

## OUTSIDE

### REAR GARDEN

A beautifully landscaped rear garden with three paved patio areas and artificial lawn. Raised flower beds. Boundary wall and fence. Gated access to garage with space for bins. Outside tap.

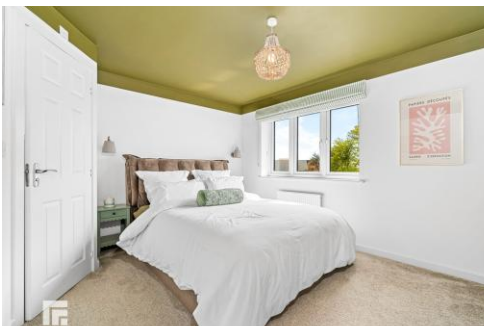
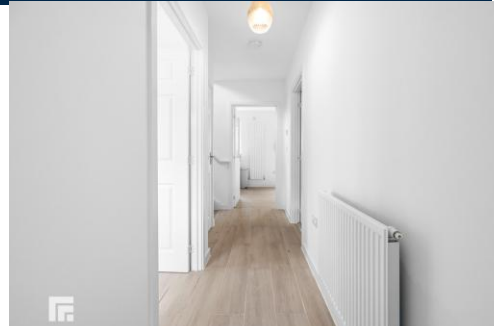
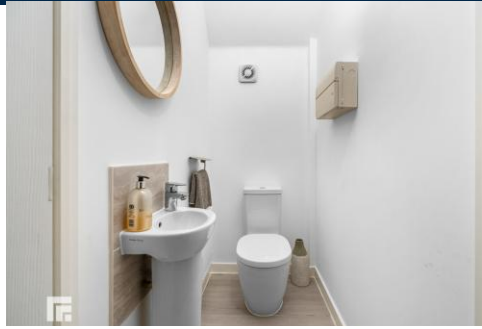
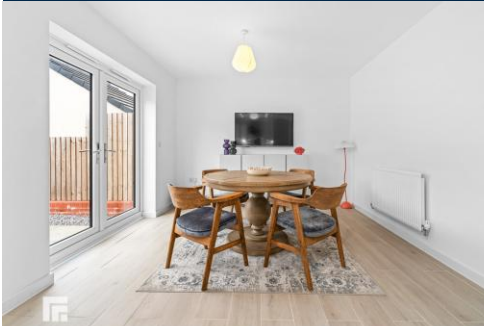
### GARAGE

A single garage with up and over garage door. Light and power. Security light.



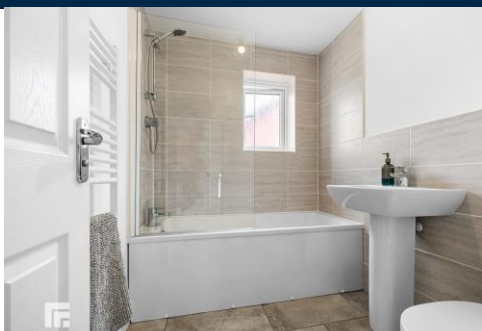


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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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