



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

ASKING PRICE OF  
**£625,000**



**DETACHED PROPERTY**



**5**



**2**



**3**



**3**

**\*\* SUPERB EXTENDED DETACHED HOME ON PRIVATE CORNER PLOT \*\* GARAGE \*\* LANDSCAPED GARDEN & BAR \*\*** Situated in Capel Llanilltern at the end of a cul-de-sac on a superb corner plot is this five bedroom detached property with stunning single storey extension and bi-fold doors out to landscaped garden. This property includes many upgrades and is tastefully designed with accommodation briefly comprising, hallway, lounge, study, WC, kitchen/dining/family room and utility room. Upstairs are five bedroom including principal with en-suite plus the family bathroom. To the front is ample parking and garage, with private woodland views, and to rear is a beautifully presented, landscaped rear garden. EPC: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1748 SQ.FT.**

**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 large driveway. Laid to lawn with paved pathway to front door, gated access to rear garden.

#### HALLWAY

16' 2" x 6' 5" (4.93m x 1.96m)  
Entered via double glazed composite front door with matching side window. Luxury Vinyl Tile (LVT) flooring. Doors to lounge, study, kitchen/dining/family room and WC. Stairs to first floor with storage cupboard under. Radiator.

#### LOUNGE

17' 1" x 11' 7" (5.23m x 3.54m)  
uPVC double glazed windows to front and side. Radiator. Feature electric fireplace.

#### STUDY

10' 0" x 9' 4" (3.06m x 2.87m)  
uPVC double glazed window to front with views over mature woodland. Radiator.

#### CLOAKROOM

5' 10" x 3' 0" (1.78m x 0.93m)  
Modern low level WC and vanity enclosed wash hand basin. Radiator. LVT flooring. Extractor fan.

#### KITCHEN/DINER

27' 1" x 12' 7" (8.26m x 3.85m)  
A beautifully extended kitchen/dining/family room with upgraded kitchen to include a wide range of base and eye level units incorporating inset one and a half bowl stainless steel, with complementary Quartz worktops over. Fitted electric oven with gas hob and extractor hood over. Integrated dishwasher. LVT flooring throughout. Feature electric fireplace. Fitted ceiling speakers. Spotlights. Two radiators. uPVC double glazed window to rear. Door to utility room and opening to family room.

#### FAMILY ROOM

16' 11" x 9' 8" (5.16m x 2.97m)  
A recently built extension creating a superb family area with 5 leaf bi-fold doors to landscaped rear garden. LVT flooring with underfloor heating. Spotlights and coving lighting.

#### UTILITY ROOM

6' 0" x 5' 10" (1.83m x 1.78m)  
Fitted base and eye level units with Quartz worktops. Integrated washing machine, space for fridge/freezer. LVT flooring. Double glazed composite door to side. Radiator. Cupboard housing gas combination boiler.

#### FIRST FLOOR

##### LANDING

Doors to five bedrooms and family bathroom. Airing cupboard. Loft access.

##### BEDROOM ONE

14' 4" x 14' 2" (max)(4.39m x 4.34m)  
Two uPVC double glazed windows to front with pleasant outlook. Radiator. Door to en-suite bathroom.

##### ENSUITE BATHROOM

8' 2" x 7' 4" (2.50m x 2.25m)  
A stylish suite to include low level WC, vanity enclosed wash hand basin, panelled bath and fitted shower cubicle. LVT flooring. Ladder radiator. Fully tiled walls. Extractor fan. uPVC double glazed window to side.



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## BEDROOM TWO

13' 3" (max) x 9' 8" (4.06m x 2.96m)

uPVC double glazed window to front with views. Radiator.

## BEDROOM THREE

11' 9" x 10' 1" (max) (3.60m x 3.09m)

uPVC double glazed window to rear with views. Radiator.

## BEDROOM FOUR

10' 7" x 8' 5" (3.25m x 2.57m)

uPVC double glazed window to rear. Radiator.

## BEDROOM FIVE

8' 5" x 6' 7" (2.58m x 2.03m)

uPVC double glazed window to rear. Radiator.

## FAMILY BATHROOM

8' 0" x 8' 0" (max) (2.46m x 2.46m)

An upgraded suite comprising low level WC, vanity enclosed wash hand basin, panelled bath and fitted shower cubicle.

Fully tiled walls. LVT flooring. Ladder radiator. uPVC double glazed window to side. Extractor fan.

## OUTSIDE

### REAR GARDEN

A fully landscaped rear garden, a perfect spot for entertaining with Italian tiled patio off the kitchen/dining/family room with glass panels separating the lower level artificial lawn. Feature bar area with lean-to roof, continuation of the tiled flooring, light and power. Boundary wall and fencing with raised flower beds. External lighting and power points. Outside tap.

### GARAGE

A single up and over garage door leading to larger than average single size garage.



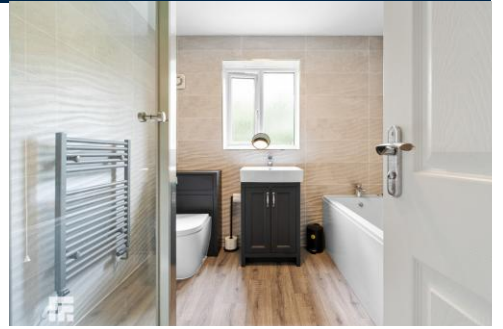


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GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.

1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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