



14 DOL GLASWG  
CAPEL LLANILLTERN  
CARDIFF CF5 6GJ

ASKING PRICE OF  
**£165,000**



### TOP FLOOR APARTMENT



**2**



**2**



**2**



**1**

**\*\* MODERN TWO BEDROOM TOP FLOOR APARTMENT \*\* NO CHAIN \*\*** A beautifully presented, modern (one year old) top floor/second floor apartment in the sought after modern development. Communal entrance with telephone intercom, entrance hallway, open plan kitchen/diner and lounge, two double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Parking space. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 522 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in Capel Llanilltarn 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.

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

Telephone intercom to all apartments. Staircase to all floors.

#### SECOND FLOOR

##### ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the central hallway. Storage cupboard. Radiator.

##### KITCHEN AND LOUNGE

19' 8" x 9' 3" (6.00m x 2.83m)

An open plan kitchen and lounge area. Modern kitchen well appointed along three sides in 'cappuccino' colour matte finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for fridge freezer. Worktop breakfast bar area. Leading to a lounge area with two floor to ceiling windows. Additional kitchen window. Vinyl flooring. Radiator.

##### BEDROOM ONE

12' 9" x 8' 8" (max) (3.90m x 2.65m)

With large window, a good sized primary bedroom. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Tiled splash back. Extractor fan. Vinyl flooring. Radiator.

##### BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m)

With two large windows to two aspects, a good sized second bedroom. Radiator.

##### FAMILY BATHROOM

6' 6" x 5' 6" (2.00m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath. Tiled splash back to half height. Obscured glass window. Extractor fan. Radiator.

##### PARKING

One parking space numbered 14.

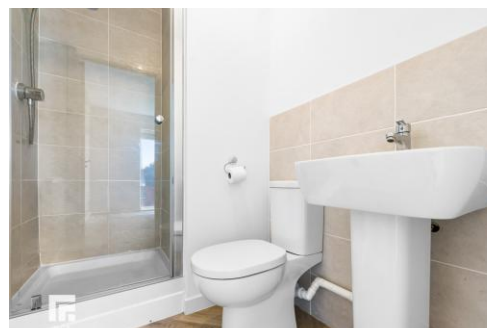
##### ADDITIONAL INFORMATION

Leasehold - 999 years from 2023 (998 years remaining)  
Service charge & Ground rent £1,500 per annum





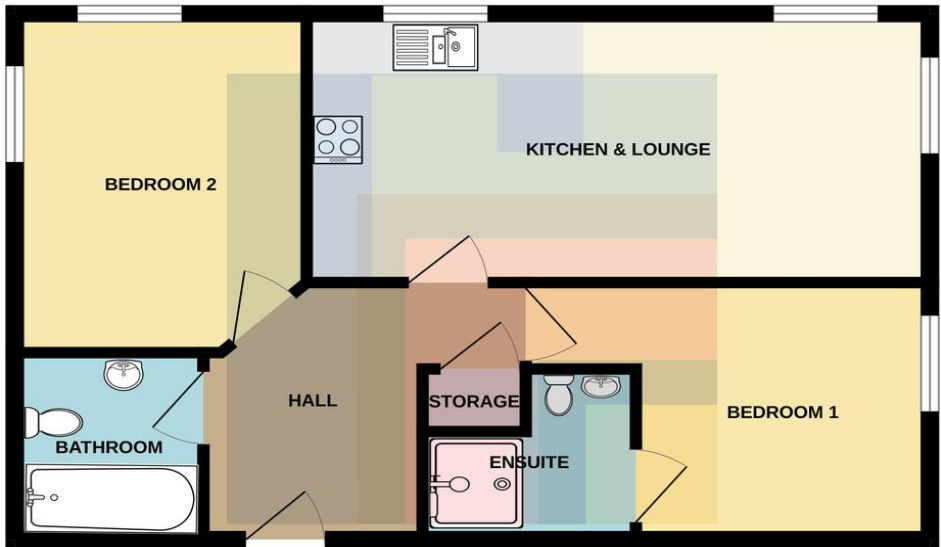
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SECOND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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