

89 Rhodfa Ieuan,

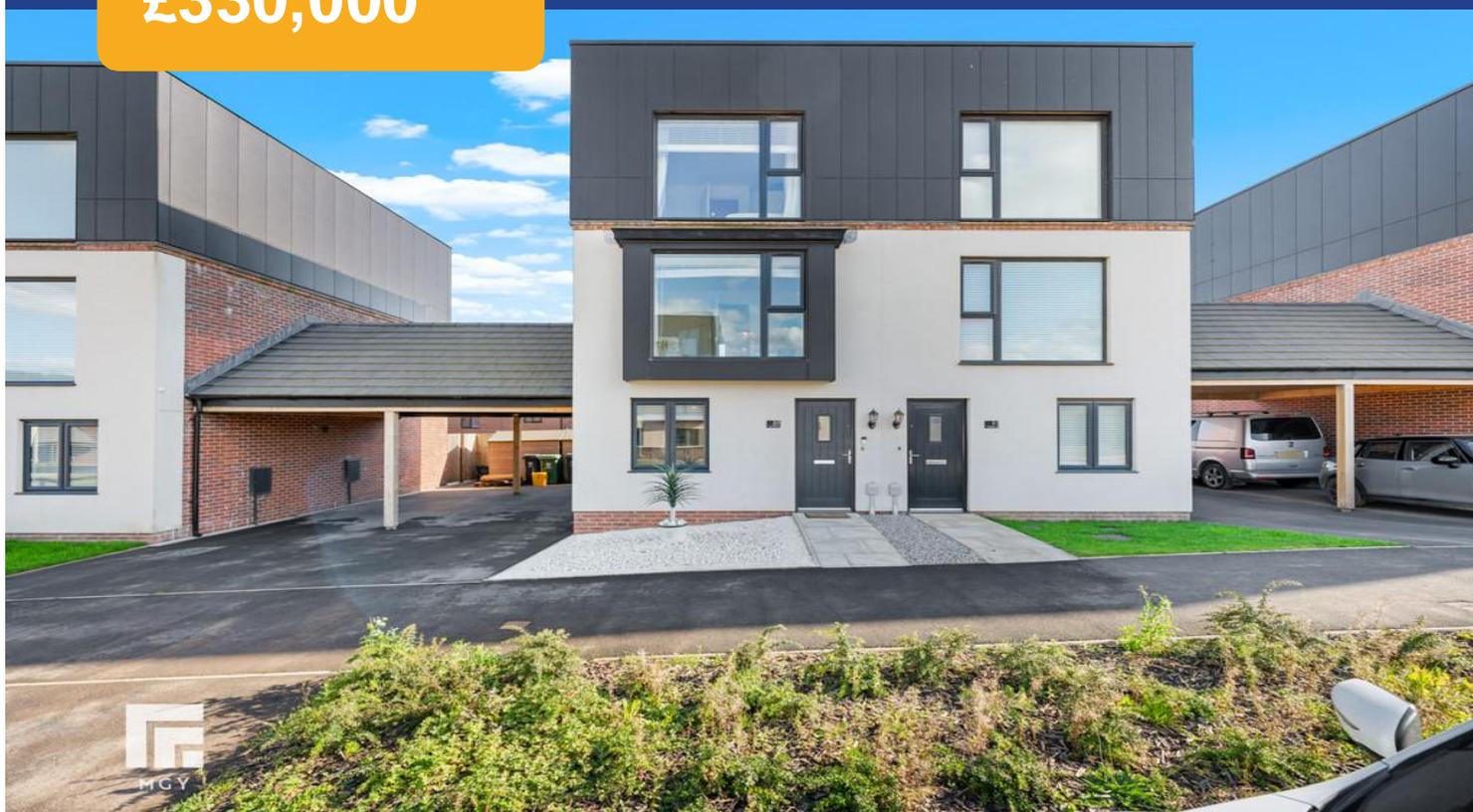
Capel Llanilltern, Cardiff, CF5 6GG



Estate Agents and
Chartered Surveyors

Asking Price Of

£330,000



Town House



Property Description

**** BEAUTIFULLY PRESENTED THREE/FOUR BED FAMILY HOME ** LARGE GARDEN ROAD ** DRIVEWAY & CARPORT **** A beautifully presented three/four bedroom semi detached town house in a popular modern development. Entrance hallway, cloakroom, study/bedroom four, kitchen and dining room with french doors to the rear garden. To the first floor is a spacious landing with storage, lounge to front and primary bedroom with ensuite. To the second floor are two further double bedrooms and a modern family bathroom. Gas central heating, double glazing. Delightful paved patio and lawned rear garden with a large garden room to the rear of the garden. Long driveway to side with car port. Approx 8 years remaining on the NHBC warranty. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in Capel Llanilltem 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 HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Quality marble style tiled flooring. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Wall tiling to half height. Marble style tiled flooring. Extractor fan. Radiator.

STUDY/BEDROOM FOUR

9' 8" x 8' 10" (2.97m x 2.71m)
Aspect to front a good sized study or potential bedroom. Marble style tiled flooring. Radiator.

KITCHEN AND DINING ROOM

13' 1" x 12' 9" (4.01m x 3.89m)
Well appointed along two sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Space for fridge freezer. Matching range of eye level wall cupboards. Plumbing for washing machine. Space

for tumble dryer. Concealed 'Ideal Logic' gas central heating boiler. Quality marble effect tiled flooring. Recessed spotlights. Window to rear. French doors to the delightful rear garden. Ample space for large family dining table. Under stairs storage cupboard. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Storage cupboard. Staircase to second floor.

LOUNGE

12' 11" x 9' 1" (3.96m x 2.79m)
With large deep silled picture window to front, a good sized primary reception overlooking the front. Radiator.

BEDROOM ONE

13' 1" x 9' 4" (3.99m x 2.87 (max)m)
With two windows overlooking the rear garden, a good sized primary bedroom. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Wall tiling to splash back areas. Extractor fan. Radiator.

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SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the spacious first floor landing. Access to roof space.

BEDROOM TWO

12' 11" x 10' 2" (3.96m x 3.11m)

With large picture window to front, an excellent sized second bedroom. Radiator.

BEDROOM THREE

9' 6" x 9' 1" (2.92m x 2.78m)

With fitted wardrobes to two sides. Two windows overlooking the rear garden. Laminate flooring. Radiator.

FAMILY BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above. Wall tiling to splash back areas. Extractor fan. Recessed spotlights. Radiator.

OUTSIDE

REAR GARDEN

A southerly facing rear garden with paved pathways and patio. Landscaped area of lawn. Enclosed by timber fencing. Outside light. Outside tap. Outside power point. Gate to side giving access to driveway and carport. Positioned to the rear of the garden is a timber built Garden Room.

GARDEN ROOM

18' 8" x 8' 11" (5.70m x 2.74m)

With French doors and windows to front. Power and lighting. Currently used as a home gym and bar area but has versatile use options.

FRONT GARDEN

With a variety of light decorative stones to front. Paved pathway to front door.

DRIVEWAY

Long driveway to side and carport

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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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