



## Amara Coed-Y-Capel, £439,000

- COUNCIL TAX BAND F
- HIGHLIGHT PARK
- FOUR BEDROOM DETACHED ON LARGE CORNER PLOT
- GARAGE AND PARKING FOR MULTIPLE VEHICLES
- MASTER BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- WHITEMORE HIGH CATCHMENT



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## About the property

HIGHLIGHT PARK - MASTER BEDROOM WITH ENSUITE & WALK IN WARDROBE - GARAGE & DRIVEWAY  
Close to local amenities: supermarkets, parks, popular school catchments, public transport routes and links to the M4 and Cardiff. Just a few minute drive to beaches and Cardiff International Airport.

## Accommodation

### Entrance Hall

Wood effect flooring, radiator.

### Downstairs Wc

Wc, sink, tiled floor.

### Lounge

11' x 17' 4" ( 3.35m x 5.28m )

Bay window to front, window to side, wood effect flooring, radiator.

### Dining Room

8' 4" x 12' 6" ( 2.54m x 3.81m )

Doors to rear garden, wood effect flooring, radiator, storage cupboard.



### **Kitchen** 9' 4" x 13' 5" ( 2.84m x 4.09m )

Window to rear, wall and base units with quartz stone work tops, oven hob and extractor, integrated dishwasher, space for fridge freezer, radiator, open to utility room.

### **Utility Room** 7' 6" x 12' 5" ( 2.29m x 3.78m )

### **Landing**

### **Bedroom One** 9' 9" x 11' ( 2.97m x 3.35m )

Window to rear, carpet, radiator, door to walk in wardrobe and ensuite

**Ensuite** velux style window, wc, sink, double shower, tiled walls and floor.

### **Bedroom Two** 9' 9" x 8' 4" ( 2.97m x 2.54m )

Window to front, carpet, radiator.

### **Bedroom Three** 7' 8" x 8' 4" ( 2.34m x 2.54m )

Window to rear, carpet, radiator

### **Bedroom Four** 8' 5" x 5' 8" ( 2.57m x 1.73m )

Window to front and side, radiator, carpet.

**Bathroom** Window to side, bath, wc, sink, tiled walls and floor, radiator.

### **Garage**

### **Outside**

To the front there is a off road parking for multiple vehicles and a landscaped rear garden with summer house

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## Floorplan



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