



**8 GWERN CATHERINE**  
**CAPEL LLANILLTERN**  
**CARDIFF CF5 6GD**

ASKING PRICE OF  
**£315,000**



**TOWN HOUSE**



**3**



**2**



**3**



**2**

**\*\* BEAUTIFULLY PRESENTED AND SPACIOUS THREE DOUBLE BEDROOM END TERRACE TOWN HOUSE \*\* FORMER SHOW HOME \*\*** A well presented and spacious three double bedroom three storey town house with versatile accommodation in the sought after modern development. Entrance hallway, cloakroom, kitchen and breakfast room, home office/dining room. To the first floor is a lounge and a primary bedroom with ensuite shower room. To the second floor are two further double bedrooms and a modern family bathroom. Gas central heating, uPVC double glazing. Attractive rear garden with rear gate access. Two car parking to the rear. EPC Rating: B

#### 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 HALLWAY

Approached via a composite entrance door with double glazed windows to upper part leading to the spacious entrance hallway. Staircase to first floor. Radiator.

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

#### HOME OFFICE/DINING ROOM

9' 9" x 8' 10" (2.98m x 2.70m)  
Overlooking the entrance approach, a versatile reception that could even be used as a bedroom (dependant on needs).

#### KITCHEN/BREAKFAST ROOM

13' 1" x 12' 8" (3.99m x 3.87m)  
Well appointed along two sides in light matte finish fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Ample space for large breakfast table. Under stairs storage cupboard. French doors to the delight rear garden. Window to rear. Radiator.

#### FIRST FLOOR LANDING

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

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOUNGE

13' 0" x 9' 2" (3.97m x 2.81m)  
With large picture window to front, a good sized primary reception. Radiator.

#### BEDROOM ONE

12' 11" x 9' 5" max (3.96m x 2.89m)  
With two windows to rear, a good sized primary bedroom. Radiator. Door to ensuite.

#### EN-SUITE SHOWER ROOM

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

#### SECOND FLOOR LANDING

Approached via a full turning staircase leading to the large central landing area. Access to roof space.

#### BEDROOM TWO

13' 2" x 10' 2" (4.03m x 3.10m)  
Overlooking the entrance approach, a good sized second double bedroom. Radiator.

#### BEDROOM THREE

13' 2" x 9' 8" (4.03m x 2.95m)  
With two windows to rear, a third double bedroom. Radiator.

#### FAMILY BATHROOM

6' 2" x 5' 6" (1.90m x 1.70m)  
Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Wall tiling to half height. Extractor fan. Radiator.

#### OUTSIDE - REAR GARDEN

A beautifully presented, low maintenance rear garden comprising paved patio and area of decorative stones relaxation. Full enclosed with timber fence to two boundaries and brick wall to rear. Timber gate to rear leading to parking spaces.

#### FRONT GARDEN

Shrubs and paved pathway to front leading to the entrance door.

#### PARKING

Two spaces to the rear being the closest spaces left and right to the rear gate.

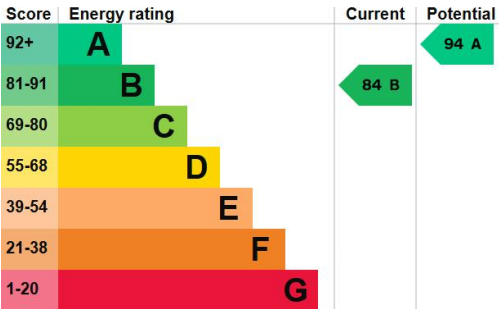


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FLOORPLAN TO FOLLOW



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