

26 Gwern Catherine,

Capel Llanilltern, Cardiff, CF5 6GD



Estate Agents and
Chartered Surveyors

Asking Price Of

£205,000



Mid Terraced House



Property Description

**** MODERN TWO BEDROOM MID TERRACED HOME **** A charming two bedroom modern mid terraced family home in a convenient location. Entrance hall, lounge and kitchen with breakfast bar, cloakroom. To the first floor are two double bedrooms and a separate family bathroom. Gas central heating. Double glazing. Decked relaxation area and lawn to rear garden. Allocated parking space. EPC Rating: B

Tenure Freehold

Council Tax Band C

Floor Area Approx 541 sq.ft.

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 HALL

Approached via a composite entrance door with double glazed window to upper part, staircase to first floor. Radiator. Door to kitchen and lounge.

KITCHEN & LOUNGE

22' 1" x 12' 1" max (6.75m x 3.70m)
Kitchen well appointed along two sides in light high gloss fronts beneath wood grain effect laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset 4 ring gas hob, integrated oven below, integrated fridge freezer, matching range of eye level wall cupboards, peninsular style worktop breakfast bar, window to front, lounge area with french doors to the rear garden, understairs storage cupboard, two radiators. Concealed ideal logic combi gas central heating boiler. Door to cloakroom.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin, extractor fan and radiator.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the central first floor landing, access to roof space.

BEDROOM ONE

10' 4" x 7' 8" excl w'robes (3.17m x 2.36m)

Overlooking the rear garden. A good sized principal bedroom with fitted wardrobes to one side with mirror fronted sliding doors, radiator.

BEDROOM TWO

12' 2" x 7' 8" (3.72m x 2.35m)

With two windows to front, a second double bedroom, built out wardrobes with shelving and hanging rail. Radiator.

FAMILY BATHROOM

6' 0" x 5' 6" (1.84m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with shower and shower mixer tap, extractor fan and chrome heated towel rail.

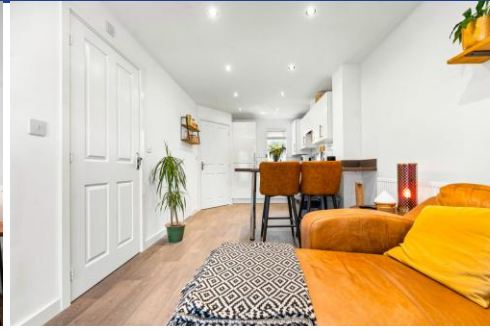
OUTSIDE REAR

Decked relaxation with feature pergola above, area of lawn, timber storage shed, paved pathway leading to rear timber gate access. Allocated parking space to the rear.

FRONT GARDEN

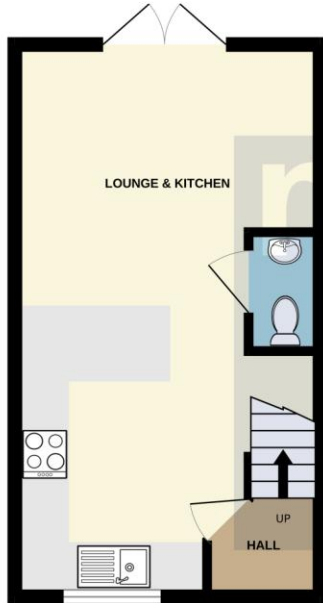
Area of lawn and paved pathway leading to front door.

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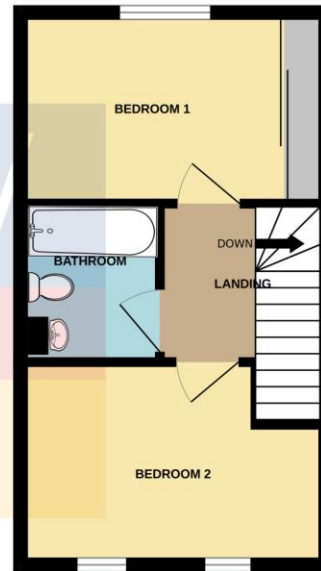


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GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

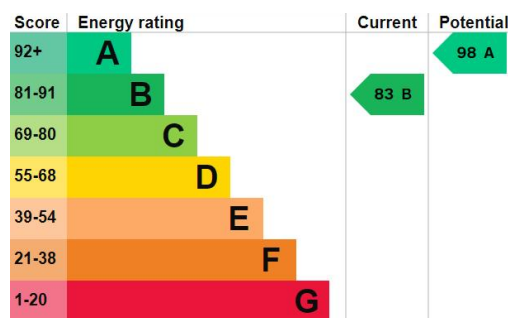


1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.3 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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