

# 32 Gwern Catherine,

## Capel Llanilltern, Cardiff, CF5 6GD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£375,000**



Detached Property

3

2

3

1

# Property Description

**\*\*DETACHED PROPERTY\*\* THREE BEDROOMS\*\*  
ENCLOSED REAR GARDEN\*\* DRIVEWAY\*\*** An immaculately presented three bedroom 'CLAYTON CORNER' style persimmon detached property. Entrance hallway, good sized lounge, Kitchen/diner, utility room and WC. To the first floor; spacious principal bedroom with en-suite shower room, a second double bedroom, family bathroom and third bedroom. Well maintained garden with brick BBQ and timber shed. Carport with parking for two vehicles. EPC rating: B

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1024 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

### ENTRANCE HALLWAY

Entered via a modern composite door, hallway with doors leading to lounge and kitchen. Radiator. Stairs to first floor.

### LOUNGE

18' 6" x 10' 2" (5.65m x 3.1m)  
A good sized family lounge. Two radiators. Double French uPVC doors leading to the garden. Two radiators.

### KITCHEN/DINING ROOM

18' 6" x 8' 10" (5.66m x 2.70m)  
Appointed along two sides with breakfast bar, a modern high gloss kitchen. Eye and low level cupboards beneath quality laminate worktops, integrated four ring gas hob, integrated oven, extractor hood, integrated fridge/freezer, integrated washing machine, ample space for dining table. Pantry style cupboard. Quality vinyl flooring. Two radiators. uPVC window to front. Two additional windows to side. Under stairs storage cupboard. Door to utility room.

### UTILITY ROOM

6' 2" x 5' 1" (1.90m x 1.55m)  
Laminate worktop with low level cupboard, space for tumble dryer, plumbing for washing machine. Wall mounted 'IDEAL' combo boiler. Radiator. Continuation of vinyl flooring. uPVC door to rear. Door to cloakroom.

### CLOAKROOM

4' 10" x 3' 2" (1.48m x 0.98m)  
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap. Tiled splashback. Extractor fan. Radiator. Vinyl flooring.

### FIRST FLOOR

#### LANDING

Painted banister with spindles, landing area with doors leading to all rooms. Storage cupboard. Radiator. Loft access.

#### BEDROOM ONE

18' 6" x 10' 3" (5.65m x 3.14m)  
A spacious principal bedroom, modern built in wardrobes, radiator. uPVC window to front. Additional window to side overlooking the well maintained garden. Two radiators. Door to en- suite.

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### ENSUITE

7' 1" x 3' 10" (2.16m x 1.17m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, double shower with chrome shower and glass sliding door. Extractor fan. Radiator. Vinyl flooring. Obscured glass window to front.

### BEDROOM TWO

10' 9" x 8' 4" (3.28m x 2.56m)

A second double bedroom. Radiator. Window to front. Additional window to side.

### FAMILY BATHROOM

6' 3" x 7' 1" (1.92m x 2.18m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome dual headed shower. Extractor fan. Radiator. Ruled splashbacks. Vinyl flooring. Obscured glass window to front.

### BEDROOM THREE

9' 1" x 7' 5" (2.78m x 2.27m)

third well presented bedroom. Radiator Window to side.

### OUTSIDE

#### SIDE GARDEN

An enclosed well maintained garden. Paved patio area bordered by stones. Space for outside dining furniture. Timber shed and stone BBQ. Wooden sleeper planters with mature shrubs. Bordered by a timber fence and wall to one side. Timber gate for access to carport and driveway. Carport with parking for two vehicles. Outside tap.

#### FRONT

Overlooking a green area, paved steps leading to front door. Hand rail. Mature shrubs.

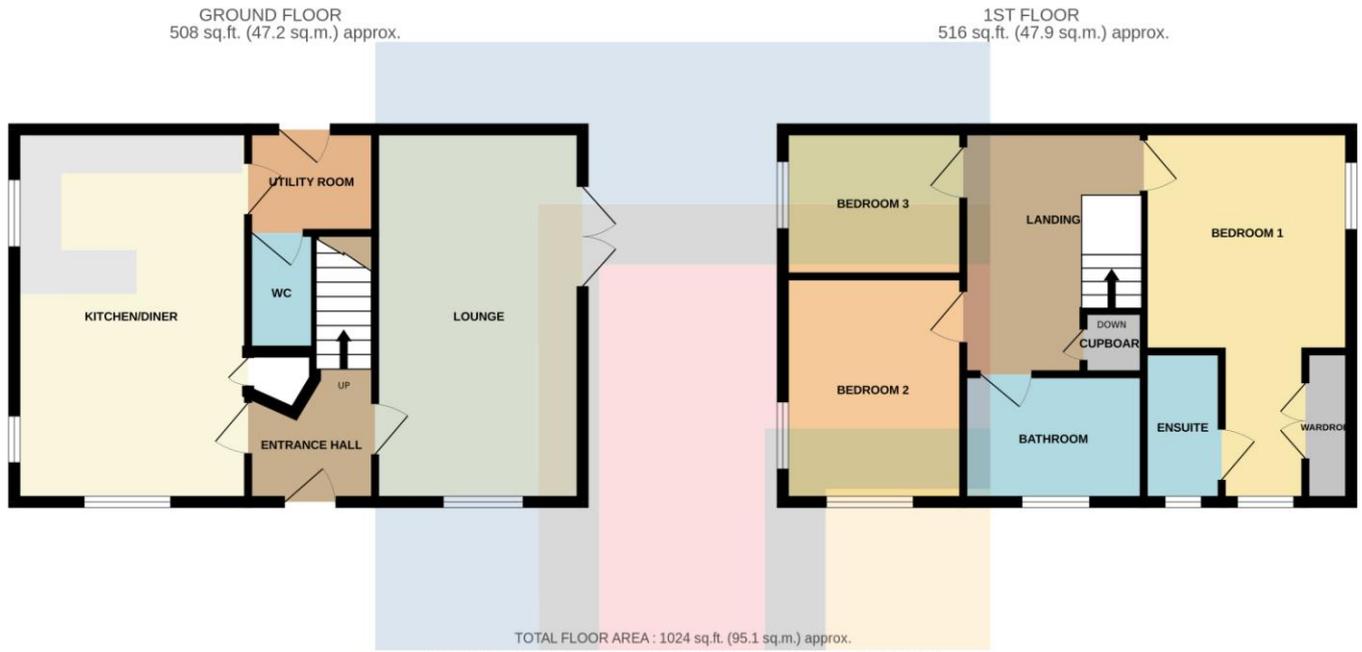
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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