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**Yew Tree Villa St. Y Nyll Lane, Capel Llanilltern Cardiff**

**offers over £400,000**







# About the property

A charming detached four bedroom cottage of character, built circa 1600, formally two cottages that serviced the Old Water Mill, converted into one sole dwelling circa 1960 when the cottages were originally thatched. This very spacious detached property had many improvements completed in 2002, including a modern roof, a re-wire, PVC double glazed Georgian Style windows and elegant wood block floors. Approached by a country lane and benefiting side and rear gardens adjacent to open fields, this versatile family home also includes additional land adjacent to a meandering brook together with further land located just beyond the rear entrance drive abutting the country lane and the motorway, all together approximately one third of an acre in total. Features include charming fireplaces one with a cast iron Log Burner, molded skirting boards and door architrave's, pine panel internal doors, and Oak wood block floors laid circa 2002. The generous living space comprises an entrance hall, a living room (19'6 x 11'0), a kitchen with integrated appliances, a formal dining room (14'2 x 11'7), an inner hall with downstairs cloak room, a spindle staircase and outer doors which open onto the side and rear gardens, and a relaxing lounge (15'8 x 11'7). On the primary first floor there are three double sized bedrooms and two bathrooms, one being ensuite. Whilst a separate staircase leads from the living room to a fourth bedroom, located over the garage, limited to a ceiling height of

# Accommodation

## The Property

The property benefits mains electricity, LPG gas (Cylinder located on the land owned by the property), mains water, and private drainage (Sceptic Tank reducing the water rates to £70 every three months, cost to empty tank is approximately £150 per year). Capel Llaniltern is a unique location, approached from both Pentyrch and St Fagans, school catchment for Pentyrch with its local Pentyrch Primary School, which feeds Radyr High school. Within driving distance is Exit 34, providing access onto the M4, whilst the villages of Radyr, Pentyrch and St Fagans are close by.

## Entrance Hall

Approached via a white PVC part panelled double glazed front entrance door leading to a main hall with wood block flooring and cloaks hanging space.

## Living Room

19' 6" x 11' ( 5.94m x 3.35m )

A charming room, approached via a traditional style part panelled pine entrance door inset with upper light windows, characteristic wood block flooring throughout, molded skirting boards, ceiling with spot lights, double radiator, access to the garage, stair case to one of the bedrooms. White PVC double glazed Georgian style window with outlooks onto woodland and a meandering brook

## Formal Dining Room

14' 2" x 11' 7" ( 4.32m x 3.53m )

An impressive and charming reception room, approached independently by pine panel doors from both the sitting room and







the inner hall, equipped with a wood block floor, molded skirting boards, high ceiling with spot lights and a reproduction character fire place with cast iron surround and marble hearth, double radiator, deep window sill in pine inset with a PVC double glazed Georgian style window with an outlook onto woodland and a meandering brook.

### Kitchen

14' 3" x 7' 4" ( 4.34m x 2.24m )

Fitted along two sides with a full range of panel fronted floor and eye level units, beneath round nosed laminate patterned work tops, incorporating a circular shaped stainless steel sink with chrome mixer taps and separate circular drainer, integrated five ring gas hob including wok burner beneath a stainless steel canopy style extractor hood, chrome power points and light switches, space for the housing of an up right fridge freezer, space with plumbing for an automatic washing machine, integrated fan assisted electric oven (Sharp), glass fronted eye level cabinets, under unit lighting, high ceiling with spot lights, tiled flooring, space with plumbing for a dishwasher, large eye level unit neatly concealing a Logic gas fired central heating boiler (Ideal).

### Inner Hall

With charming wood block flooring, carpeted spindle balustrade stair case with useful under stair storage



cupboard leading to the first floor landing, double radiator, further Georgian style PVC double glazed French doors that open onto the private enclosed gardens.

### Downstairs Cloakroom

Independently approached from the inner hallway via a pine panel door and comprising of a stylish modern Gala suite in white with slim line W.C, wall mounted wash hand basin with chrome mixer taps, pop up waste and a small built out vanity unit with white high gloss doors, ceramic tiled splash back, wood block flooring, radiator, PVC double glazed Georgian style pattern glass window to side.

### Lounge

15' 8" x 11' 7" ( 4.78m x 3.53m )

Approached independently from the inner hall via a traditional style pine panel door with china handle, leading to a characteristic principle reception room, with solid pine character fire place inset with a cast iron log burner, wood block flooring throughout, double radiator, two white PVC double glazed Georgian style windows with side and front aspect, molded skirting boards throughout, high ceiling with spot lights.

### First Floor



### Landing

Approached from a carpeted single flight spindle balustrade staircase leading to a first floor landing with access to three of the four bedrooms together with the family bathroom. Spindle balustrade landing, high ceiling, PVC double glazed Georgian style window to side.

### Master Bedroom One

14' 2" x 12' 1" ( 4.32m x 3.68m )

Approached independently from the first floor landing via a traditional style pine panel door with china handle, molded pine skirting boards and door architrave throughout, white PVC double glazed Georgian style window with elevated outlooks over country fields. Double radiator. Pine panel door with china handle leading too ...

### Ensuite Shower Room

White suite with walls chiefly ceramic tiled comprising shaped corner shower cubicle with Triton shower unit and clear glass shower screen and doors, pedestal wash hand basin with chrome mixer taps and pop up waste, (Gala), slim line W.C, ceramic tile floor, chrome vertical towel rail/radiator, automatic air ventilator.

### Bedroom Two





15' 4" x 8' ( 4.67m x 2.44m )

Independently approached from the first floor landing via a traditional style pine panel door with china handle leading to a good size second bedroom, equipped with two PVC double glazed Georgian style windows with side and front aspect onto woodland and a meandering brook. Radiator, high ceiling.

### Bedroom Three

11' 7" x 9' 4" ( 3.53m x 2.84m )

Independently approached from the landing via a traditional style pine panel door with china handle leading to a further double bedroom, inset with two PVC double glazed Georgian style windows with garden views and outlooks that extend onto open fields. Double radiator, high ceiling.

### Family Bathroom

White suite with walls part ceramic tiled comprising panel bath with chrome taps, chrome shower fitment, rail and curtain over, shaped pedestal wash hand basin with chrome mixer taps and tiled splash back, W.C, chrome towel rail/vertical radiator. PVC double glazed Georgian style opaque glass window to side. Traditional style pine panel door with china handle to landing.

### Bedroom Four



16' 9" x 12' 8" ( 5.11m x 3.86m )

A further double sized bedroom with a low ceiling that measures 6' 5 height. This is a versatile bedroom that has been in recent years used as a home office or crafts room, its independently approached from the living room via a single flight stair case with a carpeted access landing, It includes a further PVC double glazed Georgian style window with outlooks onto the private entrance drive with woodland views, in addition there is a double radiator, access to roof space and a traditional style pine panel door with china handle that leads to the landing.

### Outside

#### Entrance Drive

Stone finished private off street vehicle entrance drive with ample parking for three to four cars plus.

#### Gardens

There are two sections of garden that belong to the property, one is to the front of the drive that abuts a meandering brook and bridge whilst further on there is another piece of garden land beyond the brook and siding onto the country lane.

#### Main Garden

The property benefits gardens to the rear and side that are very private and walled, mainly paved, for law













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