

Dwrllyn Cottage, Llantrisant Road, Capel Llanilltern, Cardiff, CF5 6JR



Estate Agents and
Chartered Surveyors

Asking Price Of

£779,950



Detached Property

5

3

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4

Property Description

**** FIVE BEDROOM DETACHED HOME WITH SPACIOUS GARDENS ** FOUR RECEPTION ROOMS ** DOUBLE GARAGE **** A fantastic opportunity to acquire this five bedroom detached home situated within a large plot in the semi-rural village of Capel Llanilltern, located only 7 miles from Cardiff City Centre. This substantial property was built by the current owners and offers accommodation briefly comprising; entrance hallway, four reception rooms including the lounge, sitting room, dining room and conservatory. Kitchen/breakfast room through to family room, utility room and WC. To the first floor is a galleried landing with doors to five bedrooms, two with en-suite, plus the family bathroom. Outside the property is surrounded by spacious gardens and driveway. Double garage and additional outbuildings. EPC rating: D

Tenure Freehold

Council Tax Band I

Floor Area Approx 2758 sq ft

**Viewing Arrangements
Strictly by appointment**

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

Entered via spacious gated driveway with parking for a large number of vehicles. Beautifully presented lawn and hedge borders. Access to rear of the property, double garage and outbuilding.

HALLWAY

18' 11" x 11' 1" (max) (5.79m x 3.38m)
Entered via double glazed composite front doors with matching side windows into spacious hallway. An impressive entrance with galleried landing above. Stairs to first floor. Double doors to lounge, glazed double doors to dining room, plus doors to sitting room and kitchen/breakfast room. Teo radiators. Under stair storage cupboard. Parquet wood flooring.

LOUNGE

20' 9" x 19' 2" (into bay) (6.34m x 5.86m)
Triple aspect formal lounge with uPVC double glazed window to side, bay window to front and French doors to rear conservatory. Feature open fireplace with marble surround and slate hearth. Two radiators.

SITTING ROOM

15' 7" (max) x 12' 4" (4.76m x 3.77m)

A cosy sitting room with recently installed wood burner with marble surround and slate hearth. Parquet wood flooring. Two radiators. uPVC double glazed window to front and feature window to side.

KITCHEN

19' 5" x 13' 0" (5.93m x 3.97m)
A traditional style kitchen fitted with a wide range of base and eye level units incorporating double bowl stainless steel sink and drainer with complementary work surfaces. Fitted electric double oven and hob with extractor hood over. Additional 'Rayburn' Aga with tiled splash backs. Integrated dishwasher and space for fridge/freezer. Laminate wood flooring. Spotlights. Radiator. Door to utility room. Floor hatch to cellar. Opening to breakfast room.

BREAKFAST ROOM

12' 5" x 10' 4" (3.81m x 3.15m)
Feature vaulted ceiling with double glazed Velux windows to front and side. Two uPVC double glazed windows to front and four lead bi-fold doors to side garden. Laminate wood flooring. Radiator.

UTILITY ROOM

12' 4" (max) x 10' 4" (max) (3.78m x 3.15m)
Fitted base and eye level units with one and a half bowl stainless steel sink and drainer with complementary work surfaces. Tiled splash backs and flooring. Space for fridge/freezer and washing machine. Double glazed Velux window to side, uPVC double glazed windows to rear and side with views, and composite external door to

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side. Radiator. Door to WC.

CLOAKROOM

7' 6" x 3' 9" (2.29m x 1.16m)

Low level WC and wash hand basin. Tiled splash backs and flooring. uPVC double glazed window to rear. Radiator.

DINING ROOM

13' 1" x 11' 0" (4.01m x 3.36m)

uPVC French patio doors to side leading to conservatory. Two radiators. Serving hatch to kitchen/breakfast room. Floor hatch under carpet leading to second cellar.

CONSERVATORY

15' 9" x 12' 5" (4.81m x 3.81m)

Another spacious room with uPVC double glazed windows to rear and French doors to side offering beautiful views of the garden and woodland beyond. Tiled flooring. Radiator.

FIRST FLOOR

LANDING

Feature galleried landing with doors to five bedrooms and the family bathroom. uPVC double glazed window to front and two windows to rear. Radiator.

BEDROOM ONE

13' 1" x 11' 0" (3.99m x 3.37m)

Fitted wardrobes to one wall. Two uPVC double glazed windows to side. Radiator. Door to en-suite.

ENSUITE

11' 1" x 6' 10" (3.40m x 2.10m)

A recently fitted suite comprising low level WC, vanity enclosed wash hand basin and walk-in double shower unit with glass screen and separate shower attachment. Spotlights. Extractor fan. uPVC double glazed window to side and rear, both with fitted plantation shutters. Towel radiator. Door to dressing room.

DRESSING ROOM

9' 6" x 3' 10" (2.91m x 1.19m)

Fitted shelving and clothes rails.

BEDROOM TWO

15' 8" x 12' 5" (max)(4.78m x 3.80m)

uPVC double glazed window to front and feature window to side. Radiator. Door to en-suite.

ENSUITE TWO

5' 6" x 4' 11" (1.68m x 1.50m)

A modern suite to include low level WC, pedestal wash hand basin and fitted corner shelter cubicle. Ladder radiator. Fully tiled walls. Extractor fan. uPVC double glazed window to side.

BEDROOM THREE

13' 7" x 8' 2" (4.15m x 2.49m)

uPVC double glazed windows to front and side. Fitted storage cupboard. Radiator.

BEDROOM FOUR

10' 7" x 8' 0" (3.23m x 2.45m)

uPVC double glazed window to rear with views. Radiator.

BEDROOM FIVE

10' 6" x 6' 11" (3.22m x 2.11m)

uPVC double glazed window to front. Radiator.

BATHROOM

A spacious bathroom with low level WC, pedestal wash hand basin, panelled bath and fitted shower cubicle with electric shower over. Fully tiled walls and flooring. Ladder radiator. uPVC double glazed window to side. Door to airing cupboard. Loft access with pull down ladder (partly boarded).

OUTSIDE

GARDEN

A South facing rear garden which wraps around the whole property offering well manicured lawn to front surrounded by fencing and mature hedge border, with large gated driveway. Mainly laid to lawn to side and rear with tree and hedge borders. Additional parking to the rear of the property. Access to outbuilding/workshop. Outside tap and power points.

DOUBLE GARAGE

Double garage with light and power. Windows to front, rear and side.

OUTBUILDING/WORKSHOP

An ideal workshop or additional storage room. Light and power.

CELLAR

Two cellars providing ideal storage space. Can be accessed externally or from within the property.

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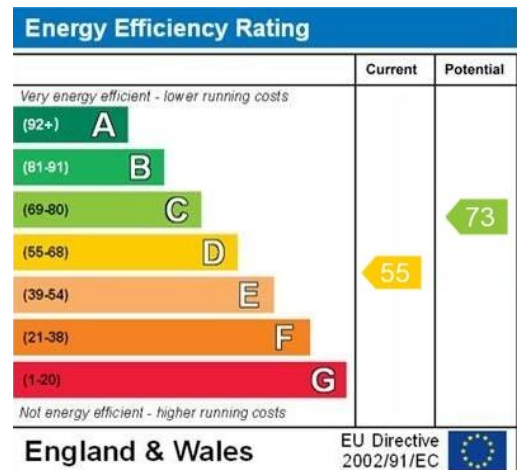


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TOTAL FLOOR AREA : 2758 sq.ft. (256.2 sq.m.) approx.

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