

27 Rhodfa Ieuan,

Capel Llanilltern, Cardiff, CF5 6GG



Estate Agents and
Chartered Surveyors

Asking Price Of

£210,000



Mid Terrace Property



Property Description

**** BEAUTIFULLY PRESENTED MID TERRACE PROPERTY****

A beautifully presented two bedroom modern family mid terrace property in a convenient location. Entrance hallway, cloakroom, lounge/modern fitted kitchen. To the first floor there are two bedrooms and a modern family bathroom. Rear garden with artificial lawn. Boundary fence. Gas central heating, double glazing. 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 AND LOUNGE

22' 1" x 12' 1" (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, space for 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 recess, 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

12' 3" x 7' 9" (3.74m x 2.38m)
Overlooking the rear garden. A good sized principal bedroom. Radiator.

BEDROOM TWO

12' 2" x 7' 8" (3.73m x 2.35m)
With two windows to front, a second double bedroom. Radiator.

FAMILY BATHROOM

6' 0" x 5' 6" (1.84m x 1.69m)
Quality white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, extractor fan and radiator.

OUTSIDE

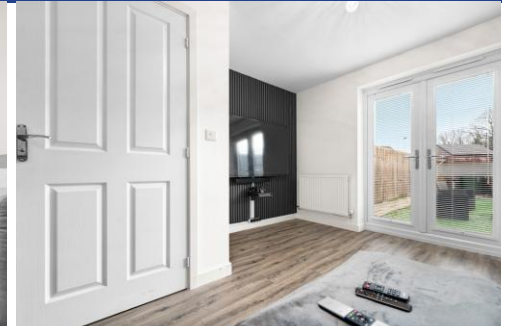
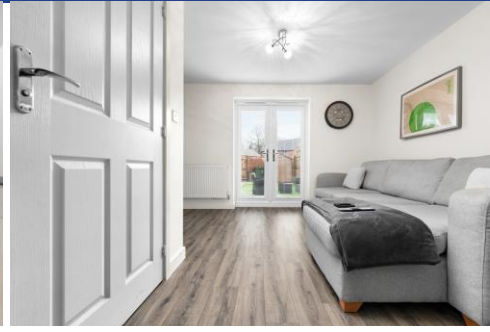
REAR GARDEN

Area of artificial lawn. Paved pathway leading to rear timber gate. Timber storage shed. Timber fence and wall to rear.

FRONT GARDEN

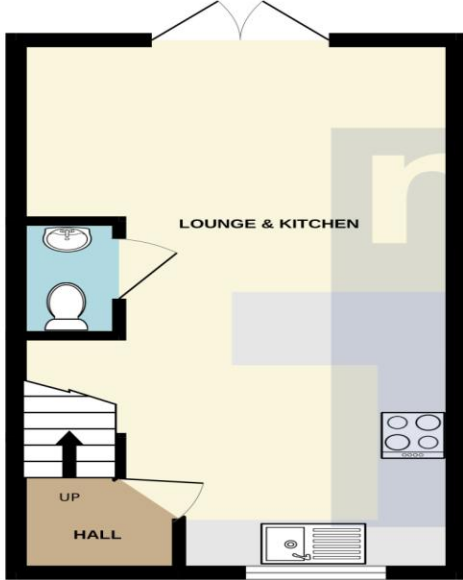
Paved pathway to front door.

27 Rhodfa Ieuan,
Capel Llanilltern, Cardiff, CF5 6GG

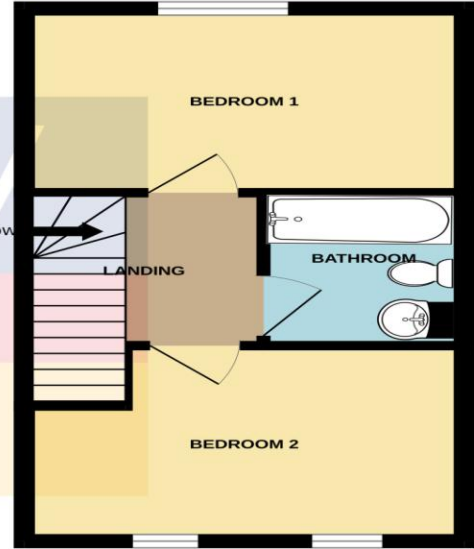


27 Rhodfa Ieuan, Capel Llanilltern, Cardiff, CF5 6GG

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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.