



99 RHODFA IEUAN
CAPEL LLANILLTERN
CARDIFF CF5 6GG

ASKING PRICE OF
£339,950



TOWN HOUSE



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**** THREE STOREY - THREE BEDROOM SEMI DETACHED FAMILY HOME ** LONG DRIVEWAY & CARPORT ** NO CHAIN **** A beautifully presented, extended, three bedroom semi detached town house in a desirable modern development. Entrance hallway, cloakroom, sitting/dining room, modern fitted kitchen and breakfast room with french doors to the garden room extension offering versatile use. To the first floor is a lounge to front with large picture window and a double bedroom with ensuite shower room. To the second floor are two further double bedrooms and a family bathroom. Gas central heating. Double glazing. Low maintenance front and rear garden laid with quality artificial lawn. Long driveway to side and carport. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,130 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

1.5 bow stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Under stairs storage cupboard. Ample space for large family breakfast table. Radiator. French doors to garden room.

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 HALLWAY

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. Radiator.

CLOAKROOM

White suite comprising low level wc and wash hand basin.

SITTING/DINING ROOM

9' 9" x 8' 8" (2.99m x 2.66m)
Overlooking the entrance approach, a good sized ground floor reception.

KITCHEN AND BREAKFAST ROOM

13' 1" x 12' 9" (4.00m x 3.90m)
Well appointed along two sides in light high gloss fronts beneath laminate worktop surfaces. Inset

GARDEN ROOM

12' 4" x 9' 10" (3.78m x 3.01m)
An excellent sized garden room which offers versatile use. Brick wall to one side with remaining glass windows and patio doors to rear garden. UPVC glass roof. Electric radiator.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the spacious first floor landing. Built in storage cupboard.

LOUNGE

12' 11" x 9' 3" (3.96m x 2.82m)
With large picture window to front, a good sized primary reception. Radiator.

BEDROOM ONE

13' 1" x 9' 4" (3.99m x 2.87m)
With two windows to rear, a good sized primary bedroom. Radiator. Door to ensuite shower room.



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ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan. Radiator.

SECOND FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Access to roof space.

BEDROOM TWO

13' 1" x 10' 2" (4.00m x 3.10m)

With large picture window to front, a second double bedroom. Wardrobes to one side. Radiator.

BEDROOM THREE

13' 1" x 9' 7" (4.01m x 2.94m)

With two windows to rear overlooking the rear garden, a third double bedroom. Radiator.

FAMILY BATHROOM

6' 3" x 5' 6" (1.91m x 1.69m)

Quality white suite comprising low level wc, wash hand basin, panelled bath. Tiled splash back. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Enclosed rear garden laid mainly with top of the range artificial lawn. Paved patio. Rear paved hardstand with timber shed. Timber gate to side give access to driveway and carport.

FRONT

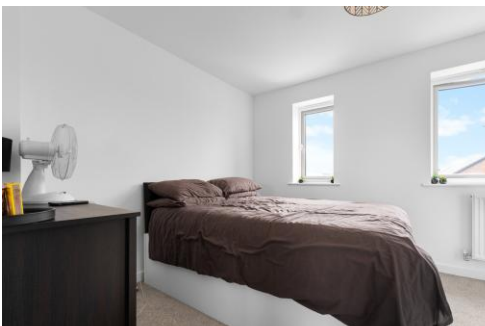
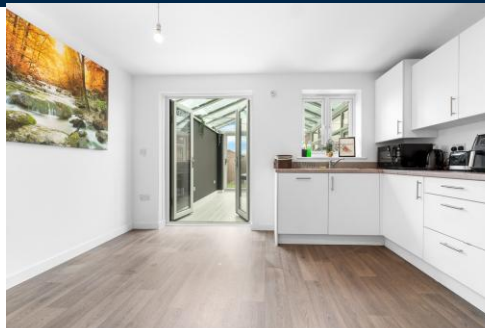
Quality artificial lawn to front with paved pathway to front door.

PARKING

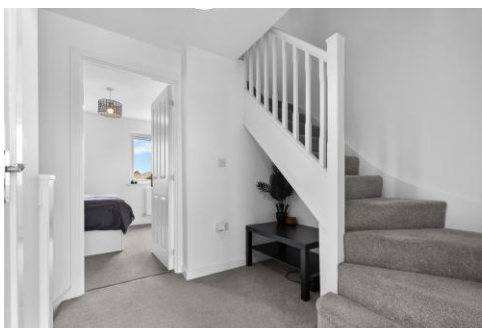
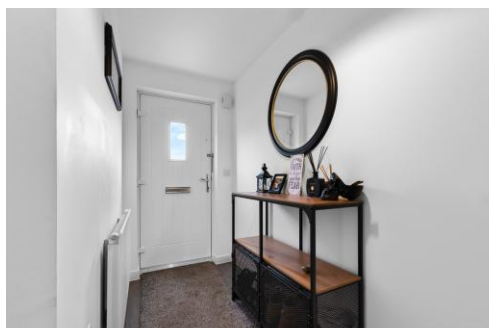
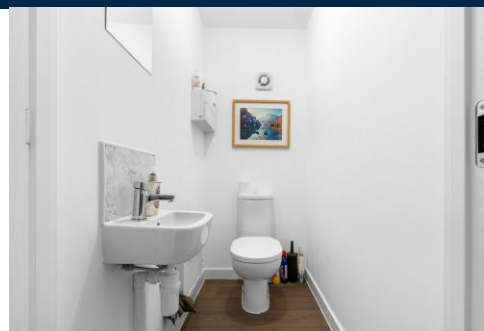
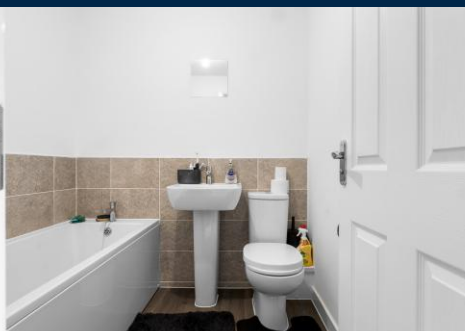
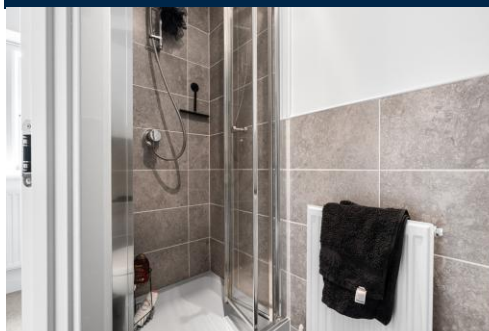
Long driveway to side with carport.



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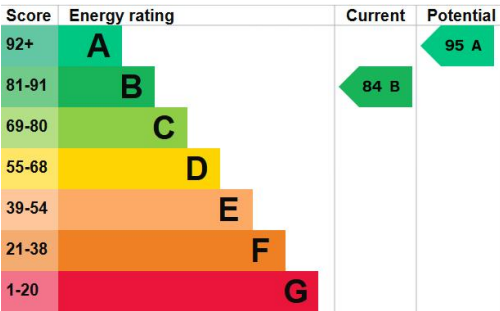
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TOTAL FLOOR AREA: 1130 sq.ft. (104.9 sq.m.) approx.

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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