

24 Clos Rhys Meurug

Capel Llanilltern | Cardiff | CF5 6GA

FIVE BEDROOM DETACHED | Offers In Excess Of £465,000



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PROPERTY DESCRIPTION

**** MODERN DETACHED FAMILY HOME **** An opportunity to acquire this recently built modern and spacious family home in Capel Llanilltern. The property is set in a semi-rural location with local amenities nearby and briefly comprises hallway, lounge, kitchen/dining/family room and wc. To the first floor there are five bedrooms, master with ensuite and family bathroom. The property benefits from front and rear gardens, garage and driveway. EPC Rating B.

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (approx.)** 1,458 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 HALLWAY

Entered via composite front door. Storage cupboard. Stairs rising to first floor. Doors to lounge, wc, utility room and kitchen/dining/family room.

LOUNGE

15' 10" x 11' 4" (4.83m x 3.47m) uPVC double glazed window to front. Radiator. TV aerial and telephone points.

KITCHEN/DINING/FAMILY ROOM

27' 8" x 10' 6" (8.44m x 3.22m) uPVC double glazed window to rear, plus two uPVC double glazed patio doors to rear garden. A modern fitted kitchen with a range

of base and eye level units. Space for fridge/freezer, dishwasher and washing machine. Built in double electric oven, gas hob and extractor hood over. Space for table and chairs.

UTILITY ROOM

Work surfaces with space for tumble dryer and additional storage. Wall mounted central heating boiler.

WC

Low level wc. Pedestal wash hand basin. Radiator.

FIRST FLOOR

LANDING

Two storage cupboards. Doors to five bedrooms and family bathroom.

MASTER BEDROOM

14' 8" x 11' 4" (4.48m x 3.47m) uPVC double glazed window to front. Radiator. Door to ensuite.

EN-SUITE

uPVC obscure double glazed window to front. Shower cubicle. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator. Extractor fan.

BEDROOM TWO

11' 8" x 9' 5" (3.57m x 2.89m) uPVC double glazed window to front. Radiator.

BEDROOM THREE

11' 11" x 10' 9" (3.65m x 3.28m) uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

11' 3" x 8' 3" (3.43m x 2.54m) uPVC double glazed window to rear. Radiator.

BEDROOM FIVE

8' 0" x 7' 8" (2.45m x 2.34m) uPVC double glazed window to rear. Radiator.

FAMILY BATHROOM

uPVC obscure double glazed window to side. Panelled bath. Low level wc. Pedestal wash hand basin. Radiator. Extractor fan.

OUTSIDE

FRONT GARDEN

Laid to lawn. Paved steps leading to front door. Driveway and access to garage.

REAR GARDEN

Enclosed rear garden with

boundary fence. Predominately laid to lawn with paved patio area. Paved pathway to side gate giving access to the front of the property.

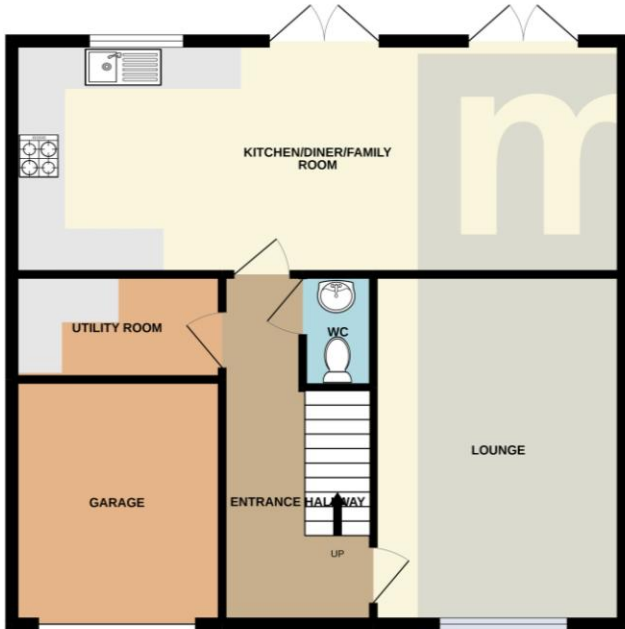
GARAGE

A single garage with up and over door.

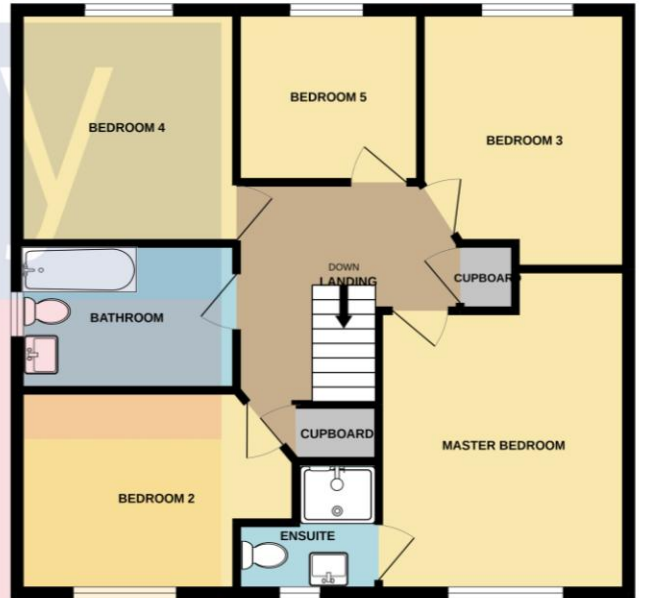


FLOORPLANS

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1458 sq.ft. (135.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



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