

Tal Y Fan, Nant Y Ffynnon, Capel Llanilltern, Cardiff, CF5 6JB



Estate Agents and
Chartered Surveyors

Asking Price Of

£499,950



Detached House



Property Description

**** FOUR BEDROOM DETACHED COTTAGE WITH HUGE POTENTIAL ** SITS WITHIN 0.67 ACRES ** PRIVATE DRIVEWAY **** A fantastic opportunity to acquire this unique 4 bedroom detached cottage which sits within 0.67 acres of gardens and only 5 miles from Cardiff City Centre, surrounded by beautiful countryside in the popular area of Capel Llanilltern. The property requires modernisation throughout with accommodation briefly comprising: private entrance driveway, hallway, lounge, sitting room, breakfast room, cloakroom, utility room, kitchen. To the first floor there are four bedrooms and a shower room. Garden is on a spacious plot, mainly laid to lawn with mature boundary hedging with a number of outbuilding surrounded by countryside. The property runs off electric heating but previously LPG with pipework deemed to still be in place. EPC rating: G

Tenure Freehold

Council Tax Band G

Floor Area Approx 1383 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 HALL

Staircase leading to first floor. Door leading to lounge and sitting room.

LOUNGE

15' 1" into bay x 10' 9" (4.6m x 3.3m)
Upvc double glazed window to front.
Original feature fireplace.

SITTING ROOM

13' 9" x 13' 5" (4.2m x 4.1m)
Upvc double glazed window to front.
Original feature fireplace. Radiator to exterior wall. Door leaving to inner hallway.

INNER HALLWAY

Door leading to breakfast room, utility room and cloakroom. Single cupboard providing additional storage.

BREAKFAST ROOM

10' 2" x 7' 10" (3.1m x 2.4m)
Upvc double glazed window to rear.
Traditional cast iron cooking stove.
Radiator to exterior wall.

CLOAKROOM

Fitted with a traditional two piece bathroom suite comprising WC and wash hand basin. Obscure Upvc window to rear.

UTILITY ROOM

10' 9" x 8' 10" (3.3m x 2.7m)
Fitting with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus x2 drainer. Plumbing for washing machine and space for free standing fridge/freezer. Radiator to internal wall. Upvc double glazed window to rear. Door leading to kitchen.

KITCHEN

22' 11" x 7' 10" (7.0m x 2.4m)
Fitted with a range of base and eye level units with worktops over. Inset stainless steel sink unit plus drainer. Free standing cooker and hob with cooker hood over. Space for tumble dryer. Upvc double glazed window to front and x2 Upvc double glazed window to side. Door leading to rear.

LANDING

Access to all first floor room. Loft access via loft hatch.

BEDROOM ONE

13' 9" max x 13' 5" (4.2m x 4.1m)
Upvc double glazed Window to front.

Central chimney breast. Door leading to walk in wardrobe/ storage with hanging rails and shelving. Radiator to exterior wall.

BEDROOM TWO

12' 1" x 10' 9" max (3.7m x 3.3m)
Upvc double glazed Window to front.
Central chimney breast. Radiator to exterior wall.

BEDROOM THREE

10' 9" max x 8' 6" (3.3m x 2.6m)
Upvc double glazed window to rear.
Radiator to exterior wall.

BEDROOM FOUR

10' 2" x 7' 10" max (3.1m x 2.4m)
Upvc double glazed Window to rear.
Radiator to exterior wall.

SHOWER ROOM

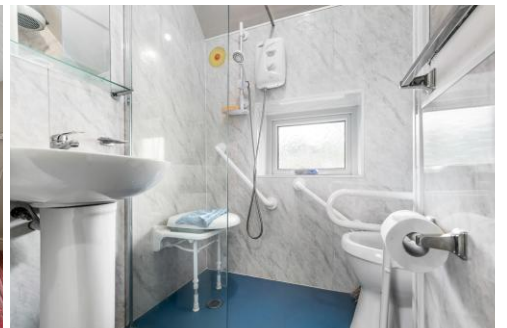
Wet room complete with three piece bathroom suite comprising walk on we trim shower with glass shower screen, WC and wash hand basin. Upvc double glazed window to rear.

OUTSIDE

GARDEN

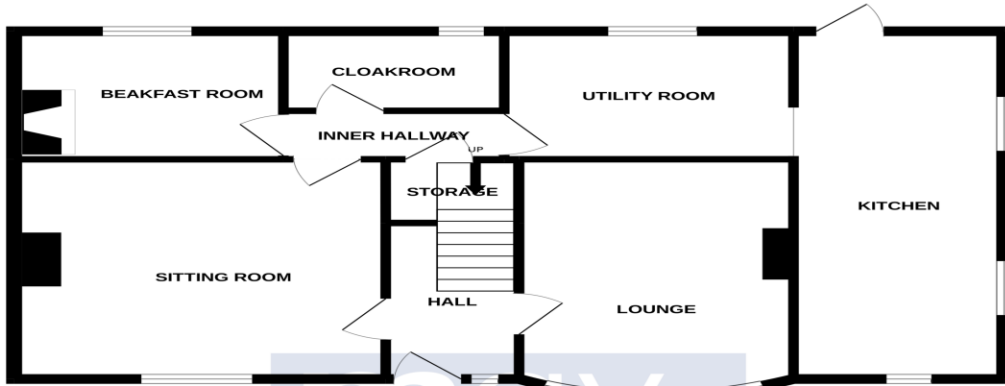
Spacious plot mainly laid to lawn with mature boundary hedging with a number of outbuildings surrounded by countryside.

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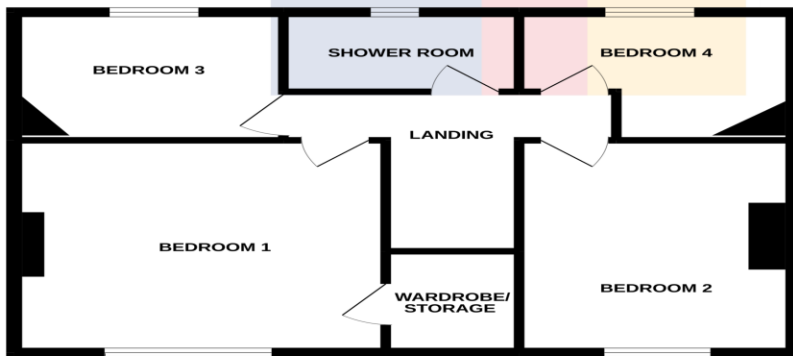


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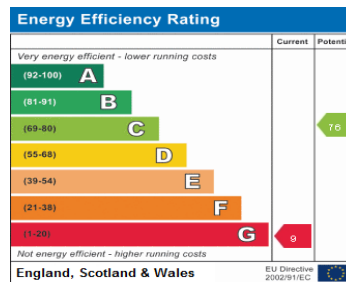
GROUND FLOOR



1ST FLOOR



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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Radyr 029 2084 2124

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



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