

79 Lon Yr Hen Ysgol,

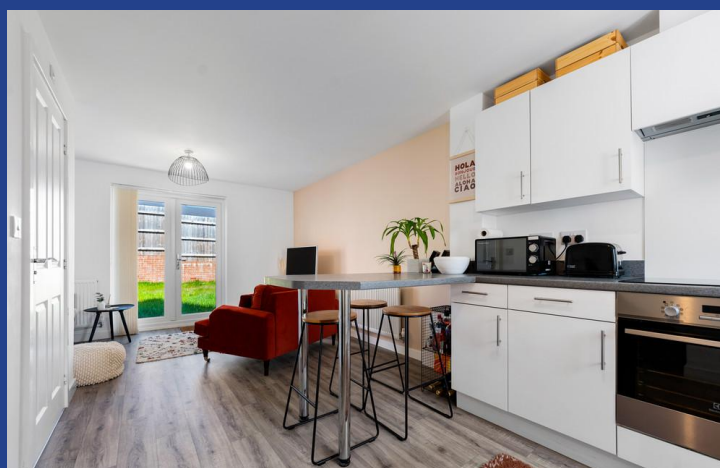
Capel Llanilltern, Cardiff, CF5 6GF



Estate Agents and
Chartered Surveyors

Asking Price Of

£233,000



Semi-Detached Property

2

1

2

1

Property Description

**** IMMACULATE TWO BEDROOM SEMI-DETACHED HOME ** WITH LARGE REAR GARDEN AND GATED DRIVEWAY **** A modern semi-detached home in a convenient location. The property briefly comprises entrance hall, lounge/kitchen/diner and cloakroom. To the first floor are two double bedrooms and a bathroom with shower. Gas central heating. Double glazing. Enclosed rear garden. Driveway. EPC Rating: B

Tenure Freehold

Council Tax Band F

Floor Area Approx 541 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 pathway to front door. Gated driveway to side with parking for two cars.

HALLWAY

Entered via double glazed composite door into hallway. Door to lounge/kitchen/diner, stairs to first floor. Radiator. Luxury vinyl tile (LVT flooring).

LOUNGE/KITCHEN/DINER

21' 9" x 11' 10" (6.64m x 3.61m)
An open plan living space with modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl stainless steel sink and drainer with

complementary work surfaces. Integrated fridge/freezer and washing machine. Fitted electric oven and hob with extractor fan over. LVT flooring. Feature breakfast bar. uPVC double glazed window to front with fitted Venetian blinds. Under stairs storage space. Lounge area includes uPVC double glazed French doors to rear garden. Two radiators. Door to WC.

CLOAKROOM

5' 0" x 2' 7" (1.53m x 0.80m)
Low key level WC and wash hand basin. Radiator. LVT flooring. Extractor fan.

FIRST FLOOR

LANDING

Doors to two double bedrooms and bathroom. Loft access.

BEDROOM ONE

11' 11" x 7' 3" (3.64m x 2.22m)
Two uPVC double glazed windows to front with fitted Venetian blinds. Radiator.

BEDROOM TWO

11' 11" x 7' 5" (3.64m x 2.27m)
uPVC double window to rear. Radiator.

BATHROOM

5' 8" x 5' 1" (1.73m x 1.57m)
A stylish bathroom comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower and separate attachment. LVT flooring. Tiled splash backs. Extractor fan. Radiator. uPVC double glazed window to side with fitted Venetian blinds.

OUTSIDE

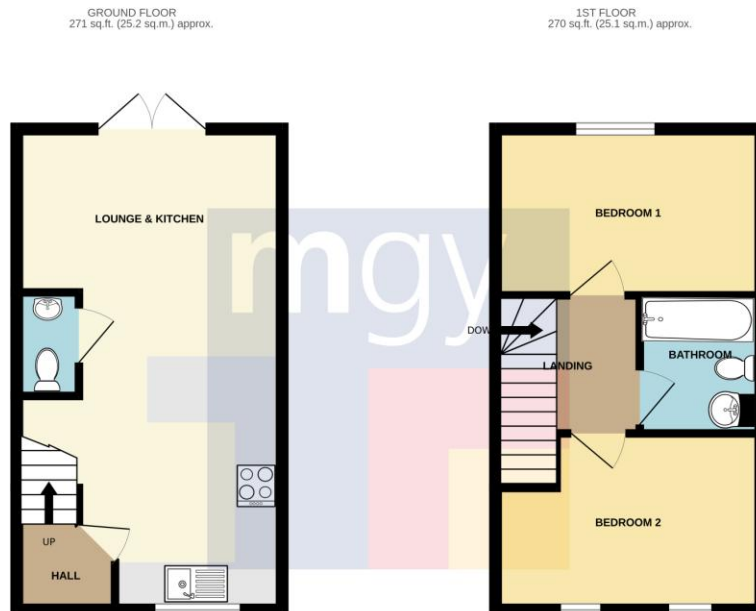
REAR GARDEN

A spacious rear garden mainly laid to lawn with extended patio area to side. Garden shed. Boundary fence. Opening to driveway.

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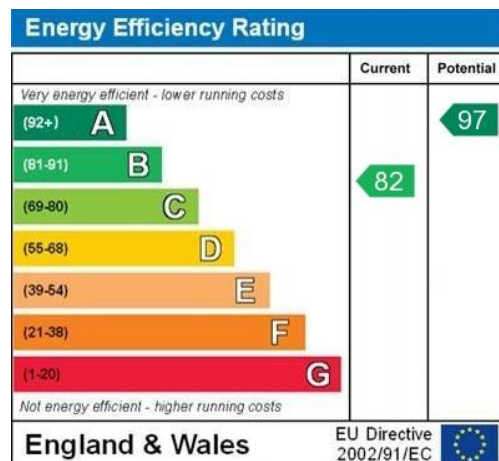
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TOTAL FLOOR AREA: 541 sq.ft. (50.3 sq.m.) approx.

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