

Yew Tree Villa, St. Y Nyll Lane,

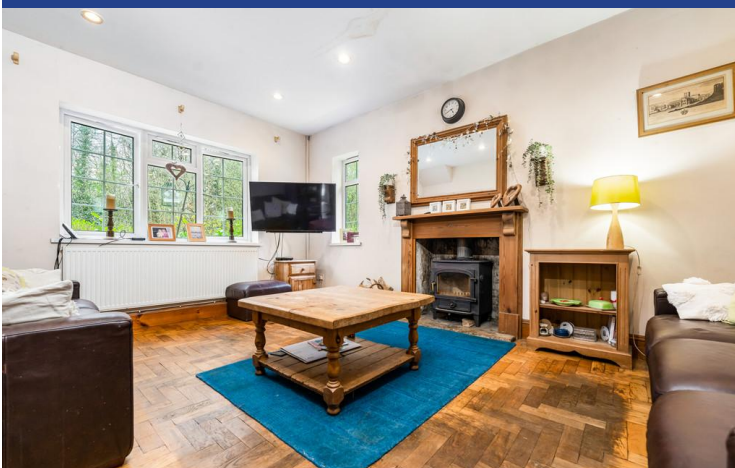
Capel Llanilltern, Cardiff, CF5 6HF



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Detached Cottage

4

2

3

3

Property Description

**** FOUR BEDROOM DETACHED HOME WITH HUGE POTENTIAL ** SPACIOUS ROOMS ** ORIGINAL FEATURES ** WITHIN 0.3 ACRES **** Situated along a country lane within the semi-rural area of Capel Llanilltern, only 7 miles from Cardiff City Centre is this four bedroom detached home offering huge potential, originally built in the circa 1600's and formally two thatched cottages. Converted in approximately 1960 into a family home retaining many original features and surrounded by approximately 0.3 acres (0.12 ha). The accommodation briefly comprises; entrance porch, hallway/reception room, dining room, kitchen, inner hallway leading to lounge and WC. To the first floor are three bedrooms including one en-suite and family bathroom. Additional bedroom/sitting room/study independently accessed via the main hallway. Outside are private side and rear gardens with additional land/woodland/brook adjacent to the country lane, and further garden to the front. Single integral garage. LPG Gas heating. EPC Rating: F

Tenure Freehold

Council Tax Band F

Floor Area Approx TBC

**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 large gravelled driveway with parking for numerous vehicles. Pathway to front door.

PORCH

6' 5" x 4' 1" (1.98m x 1.27m)

Entered via uPVC double glazed front door into porch. Wood block flooring. Storage cupboard. Glazed door into hallway/reception room.

HALLWAY/RECEPTION ROOM

18' 11" x 10' 7" (max) (5.77m x 3.24m)

A spacious reception room with uPVC double glazed window to side overlooking woodland. Wood block flooring. Two radiators. Stairs to bedroom four/sitting room/study. Door with steps down to integral garage. Doors to kitchen and dining room.

DINING ROOM

14' 8" x 11' 3" (4.49m x 3.44m)

Feature gas fireplace with granite hearth. Wood block flooring. uPVC double glazed window to side with views. Radiator. Door to inner hallway.

KITCHEN

13' 10" x 7' 0" (4.22m x 2.14m)

The kitchen is fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with five burner gas hob and extractor hood over. Space for washing machine, fridge/freezer and dishwasher. Tiled splash backs and flooring. Cupboard housing LPG gas combination boiler (one year old). Spotlights. uPVC double glazed window to side. Door to inner hallway.

INNER HALLWAY

Stairs to first floor with under stair cupboard. uPVC double glazed French patio doors to side garden. Wood block flooring. Doors to lounge and WC. Radiator.

LOUNGE

15' 3" x 11' 2" (4.67m x 3.42m)

uPVC double glazed windows to side and rear. Feature wood burner with wood fire surround and flagstone hearth. Wood block flooring. Radiator.

CLOAKROOM

5' 7" x 2' 1" (1.72m x 0.65m)

WC and vanity enclosed wash hand basin. Radiator. uPVC double glazed window to side. Wood block flooring.

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LANDING

FIRST FLOOR

A split level landing with stairs leading to three bedrooms and family bathroom. uPVC double glazed window to side. Loft access with pull down ladder.

BEDROOM ONE

13' 10"(max) x 11' 8" (4.22m x 3.58m)

Used as the principle bedroom with door leading to en-suite. uPVC double glazed window to side.

Radiator.

ENSUITE

5' 8" x 5' 3" (1.73m x 1.61m)

Suite comprises low level WC, fitted corner shower cubicle with electric shower over and pedestal wash hand basin. Tiled flooring and splash backs. Ladder radiator. Extractor fan.

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.71m)

uPVC double glazed windows to side and rear.

Radiator.

BEDROOM THREE

15' 1" x 7' 6" (4.60m x 2.31m)

uPVC double glazed windows to front and side.

Radiator.

BATHROOM

6' 6" x 5' 6" (1.99m x 1.70m)

Fitted with a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. uPVC double glazed obscure window to side. Ladder radiator. Extractor fan.

BEDROOM FOUR/SITTING/STUDY

16' 4" x 11' 7" (4.99m x 3.55m)

A versatile room accessed independently from the main hallway, ideal as a sitting room, hobby room, study or bedroom. uPVC double glazed window to front with woodland views. Radiator. Loft access.

OUTSIDE

GARDEN

Paved courtyard with boundary wall and gated access to front. Open to rear garden which is mainly laid to lawn with boundary wall and mature hedging. Outside tap.

ADDITIONAL LAND/GARDEN

Mature woodland with feature brook situated adjacent to the country lane. Further garden to front alongside the driveway with LPG tank. Title plan available on request.

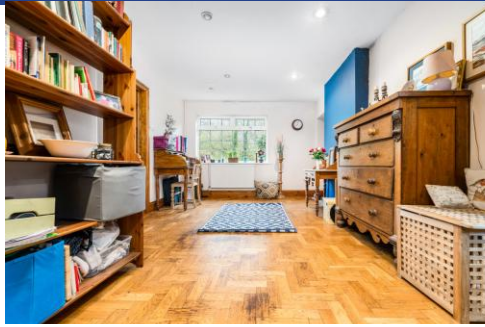
SINGLE GARAGE

An integral garage with up and over electric garage door. Light and power.

ADDITIONAL INFORMATION

We are advised by the vendor that the property is served by mains water, LPG gas and private septic tank (approximately £150 per year to empty).

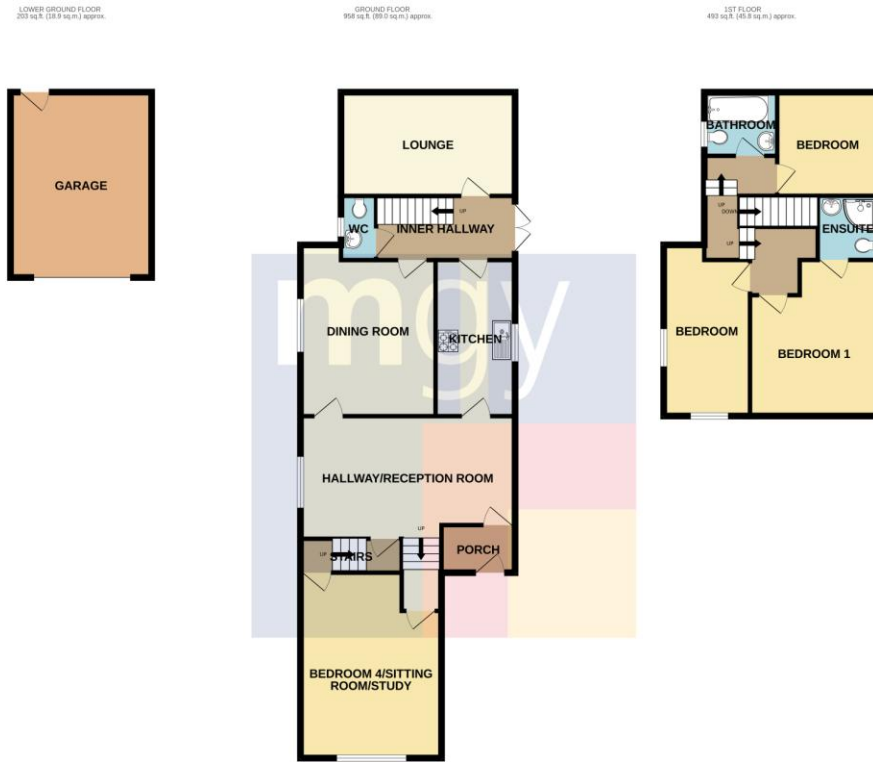
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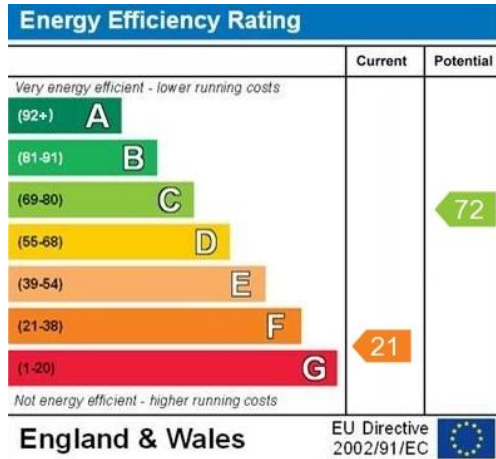
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TOTAL FLOOR AREA: 1654 sq ft. (153.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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