

# 44 Gwern Catherine,

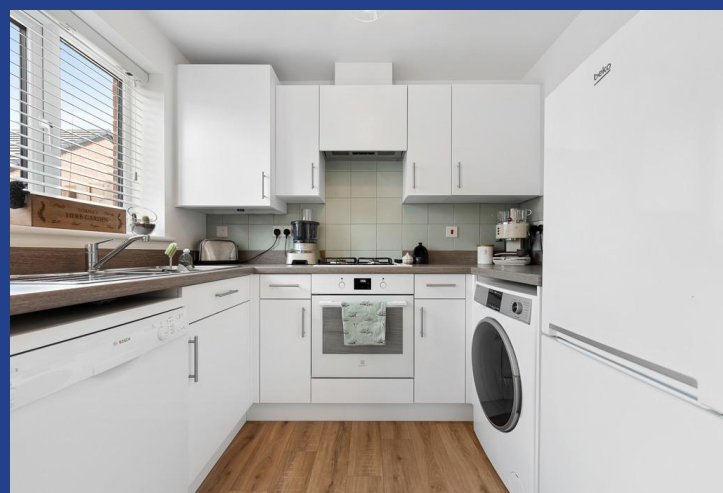
## Capel Llanilltern, Cardiff, CF5 6GD



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£265,000**



### Semi Detached House



# Property Description

**\*\* BEAUTIFULLY PRESENTED SEMI DETACHED HOME \*\* TWO DOUBLE BEDROOMS \*\* DRIVEWAY & CARPORT \*\*** A beautifully presented two double bedroom modern semi detached family home in a convenient location. Entrance hallway, cloakroom, lounge with understairs storage, modern fitted kitchen and dining room with french doors to rear garden. To the first floor there are two double bedrooms and a quality family bathroom with shower. Gas central heating, double glazing. Delightful lawned and patio rear garden, driveway to side with carport. EPC Rating: B

**Tenure Freehold**

**Council Tax Band C**

**Floor Area Approx 613 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in Capel Llanilltem 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

Approached via a composite entrance door with double glazed window to upper part leading to the entrance hallway, staircase to first floor, radiator and door to cloakroom.

## CLOAKROOM

White suite comprising low level W.C, wash hand basin, window to front and radiator.

## LOUNGE

15' 3" x 9' 5" (4.65m x 2.89m)

Overlooking the entrance approach, a good sized principal reception, radiator, door to kitchen and large understairs storage cupboard with automatic lighting.

## KITCHEN/DINER

12' 9" x 8' 0" (3.89m x 2.44m)

Well appointed along three sides in light fronts beneath wood effect laminate worktop surfaces,

inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with oven below and concealed cooker hood above, plumbing for dishwasher and washing machine, space for fridge freezer, matching range of eye level wall cupboards, concealed ideal logic combi gas central heating boiler, window to rear, double opening french doors to the delightful rear garden, wall tiling to splash back areas, vinyl flooring, radiator and ample space for dining table.

## FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the spacious first floor landing, access to roof space.

## BEDROOM ONE

12' 10" x 8' 1" (3.93m x 2.48m)

Overlooking the delightful rear garden, a good sized principal bedroom, radiator.

## BEDROOM TWO

12' 9" x 8' 7" (3.91m x 2.64m)

With two windows to front, a second double bedroom, radiator, fitted desk and large built out storage cupboard with shelving.

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## FAMILY BATHROOM

6' 3" x 5' 6" (1.92m x 1.70m)

Modern white suite comprising low level W.C, wash hand basin, panelled bath with shower mixer tap, swivel shower screen, wall tiling to splash back areas, vinyl flooring, extractor fan and chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

An attractive rear garden comprising paved patio and lawn with neat borders of plants and shrubs, timber shed to rear, enclosed by timber lap fencing and gate giving access to side.

### FRONT GARDEN

With shrubs to front boarder, paved pathway to front, long driveway to side with carport.

## VIEWERS ADDITIONAL MATERIAL

Please note that the photos used are from before the current owners purchased the property.

## ADDITIONAL INFORMATION

Service Charge £208 per annum payable when site is completed.

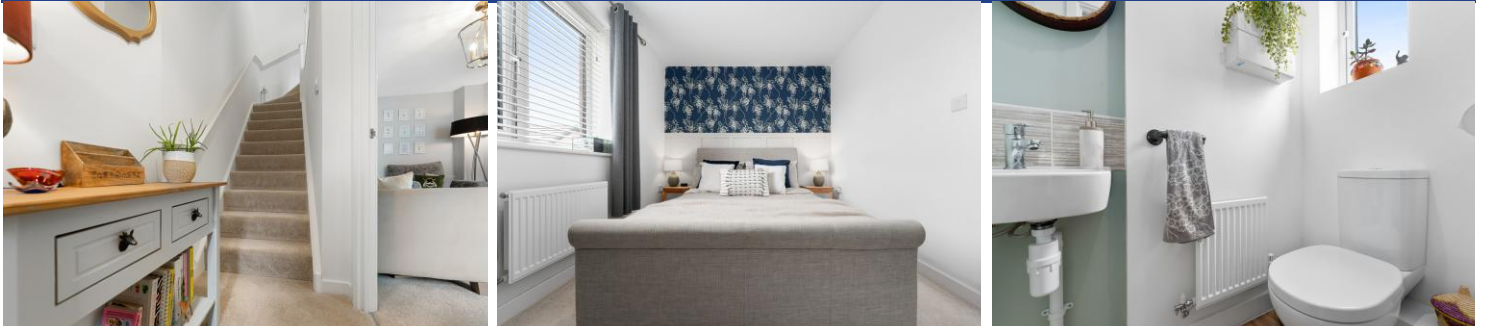


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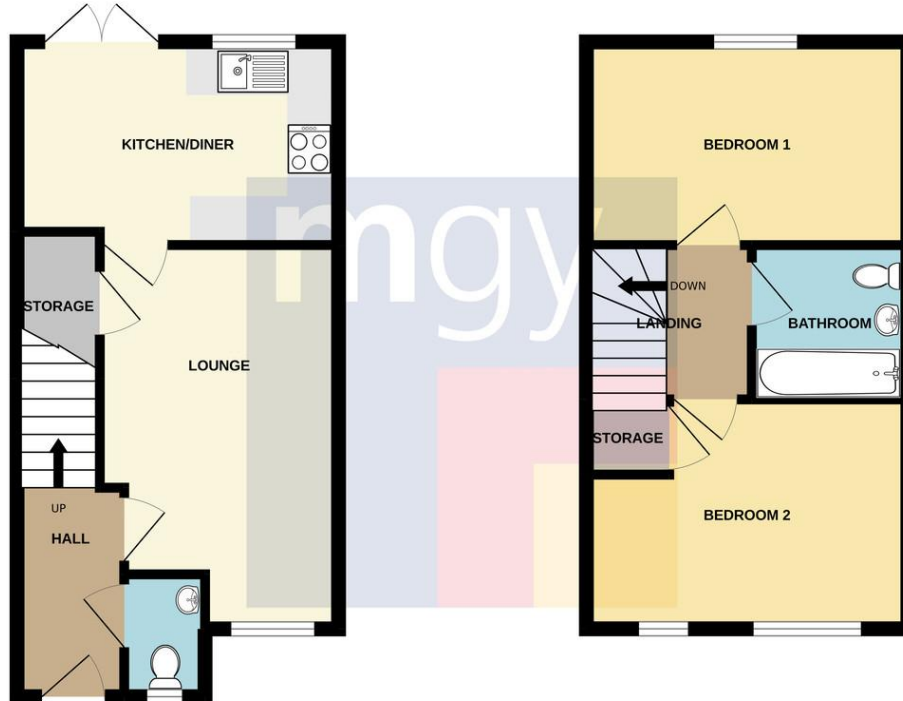
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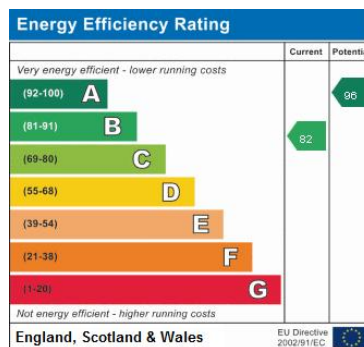
GROUND FLOOR  
317 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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