

52 Rhodfa Ieuan,

Capel Llanilltern, Cardiff, CF5 6GH



Estate Agents and
Chartered Surveyors

Asking Price Of

£299,950



Town House



Property Description

**** BEAUTIFULLY PRESENTED TOWN HOUSE****
TWO PARKING SPACES** A beautifully presented three bedroom modern family town house in a convenient location. Entrance hallway, cloakroom, lounge, modern fitted kitchen. To the first floor there are two bedrooms and a modern family bathroom. To the second floor there is one bedroom. A good sized rear garden, mainly laid to lawn with paved patio and stone chip borders. Boundary fence. Two parking spaces to the rear. Gas central heating, double glazing. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 922 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

Paved pathway with slate chip borders, to front door.

PORCH

4' 3" x 3' 9" (1.30m x 1.15m)
Entered via composite front door with double glazed inset. Laminate flooring. Radiator. Door to lounge.

LOUNGE

14' 7" x 11' 7" (4.47m x 3.55m)
uPVC double glazed. Laminate wood flooring. Radiator. Under stair storage cupboard. Door to hallway.

HALLWAY

Stairs to first floor. Doors to kitchen/dining room and WC.

CLOAKROOM

4' 9" x 3' 8" (1.45m x 1.12m)
Low level WC and wash hand basin. Radiator. Laminate wood flooring. Extractor fan.

KITCHEN

11' 11" x 8' 8" (3.64m x 2.65m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor fan over. Integrated fridge/freezer and washer/dryer. Space for dishwasher. Cupboard housing gas central heating boiler. Tiled splash backs. Laminate wood flooring. Radiator. Spotlights. uPVC double glazed window and French door to rear garden.

FIRST FLOOR

LANDING

Doors to two double bedrooms and bathroom. Radiator.

BEDROOM TWO

11' 10" x 8' 9" (3.63m x 2.69m)
Two uPVC double glazed windows to front. Radiator.

BEDROOM THREE

11' 11" x 8' 11" (max) (3.64m x 2.72m)
uPVC double glazed window to rear. Radiator.

BATHROOM

7' 10" x 5' 6" (2.41m x 1.69m)
A stylish suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower and separate handheld attachment. Tiled splash backs. Extractor fan. Ladder radiator.

SECOND FLOOR

Door to Bedroom One and storage cupboard.

BEDROOM ONE

25' 8" x 11' 9" (7.83m x 3.59m)
A superb principle bedroom occupying the top floor with double glazed velux windows to front and rear, with views. Radiator. Loft access.

OUTSIDE

REAR GARDEN

A good sized rear garden, mainly laid to lawn with paved patio and stone chip borders. Boundary fence. Gated access to rear leading to two parking spaces. Outside tap. Garden shed.

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TOTAL FLOOR AREA : 922 sq.ft. (85.7 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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