# 52 Rhodfa Ieuan,

Capel Llanilltern, Cardiff, CF5 6GH

Asking Price Of



Estate Agents and Chartered Surveyors









**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 ■** 

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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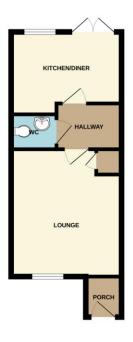


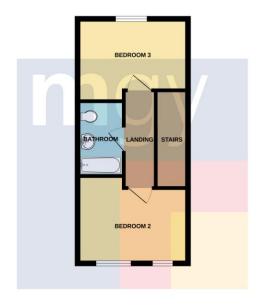


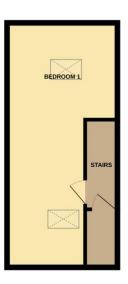
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GROUND FLOOR 318 sq.ft. (29.6 sq.m.) approx. 1ST FLOOR 302 sq.ft. (28.1 sq.m.) approx. 2ND FLOOR 302 sq.ft. (28.1 sq.m.) approx.

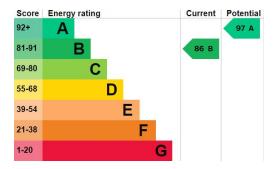






TOTAL FLOOR AREA: 922 sq.ft. (85.7 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the dioplan contained here, measurements of doors, sendows, rooms and any other terms are approximate and no responsibility is taken the any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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