

3 Clos Rhys Meurug,

Capel Llanilltern, Cardiff, CF5 6GA



Estate Agents and
Chartered Surveyors

Asking Price Of

£599,950



Detached Property

5

3

4

1

Property Description

**** MODERN DETACHED FAMILY HOME ** FIVE BEDROOMS **** An opportunity to acquire this modern and spacious family home in Capel Llanilltern. The property is set in a semi-rural location with local amenities nearby and briefly comprises hallway, lounge, kitchen/dining/family room, utility room and cloakroom. To the first floor there are five bedrooms, master with ensuite and family bathroom. The property benefits from front and rear gardens, double garage and driveway. EPC Rating: B

Tenure Freehold

Council Tax Band H

Floor Area Approx 1,987 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.

HALLWAY

Entered via a modern, composite door with double glazed obscured, glass windows to upper and lower parts. Leading onto the long entrance hallway. Staircase to first floor. Tiled flooring. Radiator.

CLOAKROOM

Modern white suite comprising of low level WC and wash basin. Tiled splashback. Tiled flooring. Extractor fan. Radiator.

LOUNGE

15' 10" x 12' 2" (4.84m x 3.72m)

With two windows to front, a good sized principal reception. Radiator.

KITCHEN/DINER/FAMILY ROOM

35' 6" x 12' 6" (10.83m x 3.83m)

An excellent sized kitchen and family room. Kitchen well-appointed along 3 sides. Shaker style, wood grain finish units with copper bar handles. Beneath

quartz worktop surfaces, inset stainless steel sink, with worktop side drainer and mono-block hose style tap. Inset 5 ring AEG gas hob, single electric oven, cooker hood. Integrated fridge freezer and dishwasher. Matching range of eye level cupboards. Worktop breakfast bar. Tiled Splashback. Space for family dining and seating area. Two sets of double opening French doors onto garden. Recessed spot lights. Two radiators. Door to Utility Room.

UTILITY ROOM

With units and worktop to one side. Integrated dishwasher. Integrated tumble dryer. Matching range of eye level wall cupboards. Door to side. LVT flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the exceptionally spacious, central landing. Access to roof space. Two storage cupboards. Window to front.

BEDROOM ONE

14' 2" x 12' 1" (4.33m x 3.69m)

Aspect to front with French doors opening up to a Juliet balcony. Additional Window to front. An excellent sized principal bedroom, built in wardrobes. Radiator. Door to en suite.

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ENSUITE

A modern white suite comprising of low level WC, wash hand basin, Shower cubicle (gas shower), bath tub. Obscured glass window to side. Extractor fan. Modern towel rail/ radiator.

BEDROOM TWO

15' 9" x 9' 5" (4.82m x 2.88m)

Overlooking the rear garden, a second double bedroom. Radiator. Door to en-suite.

ENSUITE

Modern white suite comprising of low level WC and wash basin. Shower cubicle with electric shower. Obscured glass window to side. Extractor fan. Radiator.

BEDROOM THREE

12' 10" x 9' 0" (3.92m x 2.76m)

Aspect to rear, a third double bedroom. Radiator.

BEDROOM FOUR

11' 2" x 9' 0" (3.42m x 2.75m)

Aspect to front, a fourth double bedroom. Radiator.

BEDROOM FIVE

10' 0" x 9' 4" (3.05m x 2.87m)

Overlooking the rear garden, a good sized fifth bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 5" x 7' 10" (2.57m x 2.41m)

Quality white suite comprising low level we, wash hand basin, shower cubicle with electric shower and bath with chrome monobloc mixer tap. Tiled splash back. Obscured glass window to front. Radiator. Extractor fan.

OUTSIDE

REAR GARDEN

Beautifully landscaped, low maintenance rear garden. Comprising of large, paved patio, area of artificial lawn Pergola with built in storage and seating. Raised railway sleeper plants and shrub beds. Access to side. Enclosed by timber fencing.

FRONT GARDEN

Area of lawn. Paved pathway to front door. Wide driveway leading to garages.

DOUBLE GARAGE

18' 1" x 16' 8" (5.53m x 5.10m)

Double garden with twin roller shutter, electric entrance doors operated by fob. Wall mounted Ideal, logic, combi gas central heating boiler. Power and lighting. Door to main residence.

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GROUND FLOOR
1076 sq.ft. (99.9 sq.m.) approx.

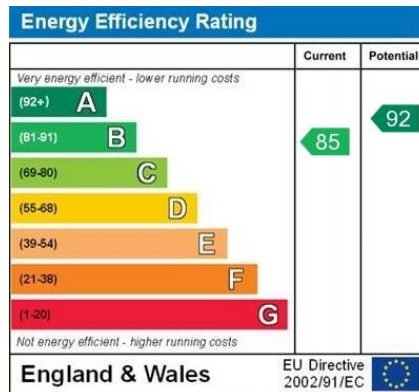


1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 1987 sq.ft. (184.6 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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