

69 Llys Illtern,

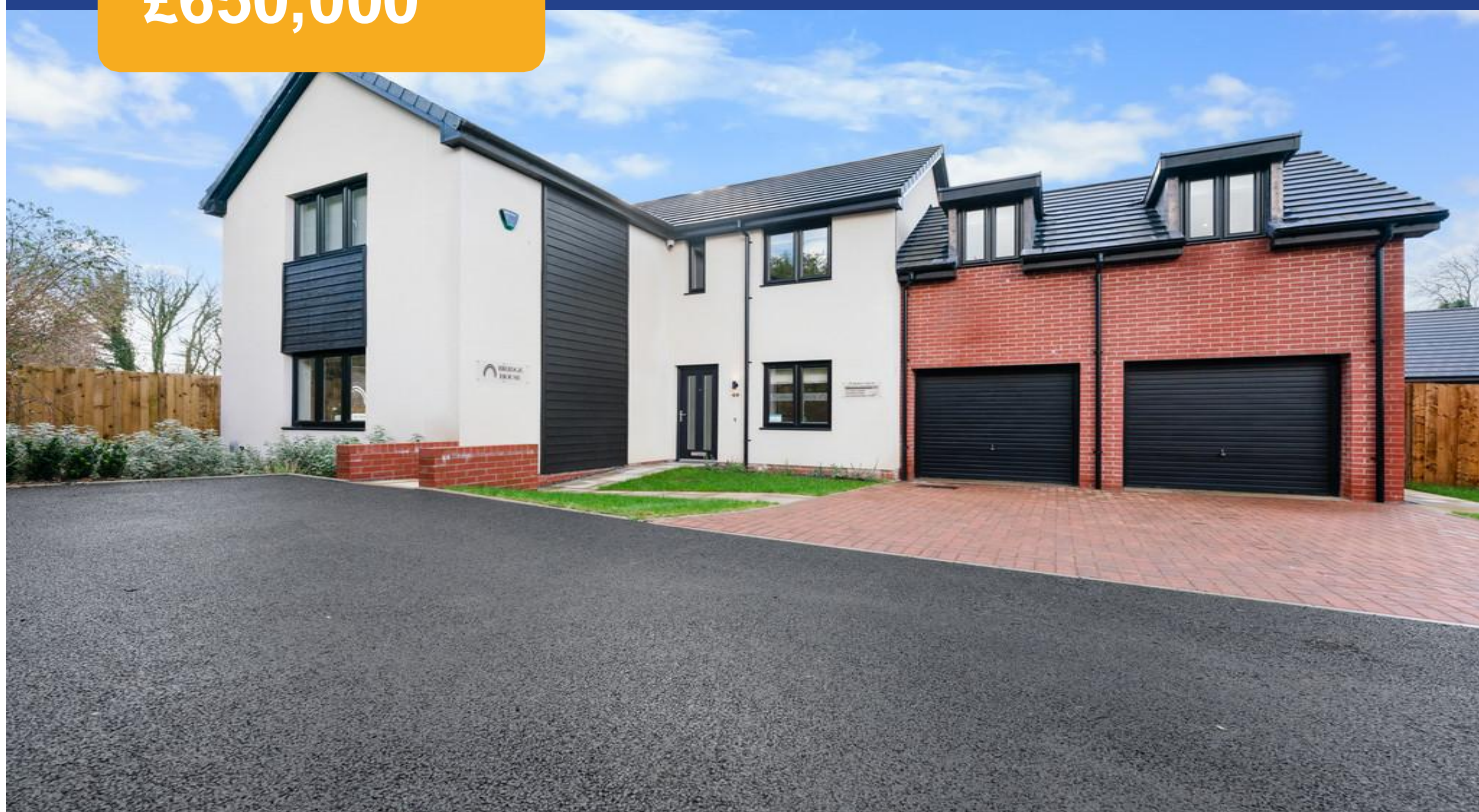
Capel Llanilltern, Cardiff, CF5 6GB



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£650,000**



Detached Property



# Property Description

**\*\*NO CHAIN\*\* MODERN DETACHED FAMILY HOME\*\*  
DOUBLE GARAGE\*\*** 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, office, kitchen/dining/family room, utility room and cloakroom. To the first floor there are five bedrooms, master with ensuite bath and shower room, bedroom two and three have jack and jill ensuite and family bath and shower room. The property benefits from rear and side gardens, double garage and driveway. EPC Rating: B

**Tenure Freehold**

**Council Tax Band H**

**Floor Area Approx 2,229 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.

## ENTRANCE

Situated at the end of the cul-de-sac with driveway to double garage and pathway to front door. Shrub borders. Gated access to rear and side gardens.

## HALLWAY

11' 0" x 9' 11" (3.37m x 3.03m)  
Entered via double glazed composite front door, into hallway. Marble tiled flooring. Doors to lounge, study, and L-shaped kitchen/dining/family room. Under stair cupboard. Stairs to first floor. Radiator.

## LOUNGE

15' 2" x 13' 7" (4.63m x 4.15m)  
uPVC double glazed window to front aspect, plus French patio doors to side garden. Radiator.

## OFFICE

11' 1" x 3' 5" (3.38m x 1.06m)  
uPVC double glazed window to front. Radiator.

## KITCHEN/DINING/FAMILY ROOM

21' 5" (max) x 20' 8" (max) (6.54m x 6.31m)  
An exceptional family space with upgraded kitchen to include a wide range of base and eye level units incorporating one and a half bowl stainless steel sink with complementary Quartz worktops, breakfast bar, and up stands. Fitted electric double oven and hob with extractor hood over. Integrated fridge/freezer, wine cooler and dishwasher. Marble tiled flooring throughout. Spotlights. uPVC double glazed window rear plus window and French patio doors to side garden. Two radiators. Door to utility room.

## UTILITY ROOM

6' 3" x 5' 5" (1.92m x 1.66m)  
Fitted base units with stainless steel sink, integrated washer/dryer, and complementary Quartz worktops and up stand. Marble tiled flooring. uPVC double glazed window to rear. Radiator. Doors to WC and integrated double garage.

## CLOAKROOM

6' 3" x 3' 4" (1.91m x 1.03m)  
Low level WC and pedestal wash hand basin. Radiator. Marble flooring. Extractor fan.

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#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the large central landing area. Access to roof space. Radiator. Storage cupboard.

##### PRINCIPAL BEDROOM SUITE

26' 9" x 14' 5" (8.17m x 4.41m)

An exceptional principal bedroom suite with windows to front and side. Recessed spotlights. Radiator. Door to ensuite.

##### ENSUITE BATH AND SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, panelled bath and shower cubicle with 'Mira' shower above. Obscured glass window to side. Recessed spotlights. Extractor fan. Chrome heated towel rail.

##### BEDROOM TWO

15' 1" x 9' 10" (4.62m x 3.00m)

Overlooking the entrance approach, a second double bedroom. Radiator. Door to Jack and Jill ensuite.

##### JACK AND JILL ENSUITE

Quality white suite comprising low level wc, wash hand basin and shower cubicle with 'Mira' shower. Obscured glass window to side. Extractor fan. Chrome heated towel rail. Doors to beds 2 and 3.

##### BEDROOM THREE

11' 5" x 10' 0" (3.48m x 3.05m)

Overlooking the rear garden, a third double bedroom. Radiator.

##### BEDROOM FOUR

10' 0" x 9' 2" (3.07m x 2.80m)

Aspect to side, a fourth double bedroom. Radiator.

##### BEDROOM FIVE

9' 0" x 8' 4" (2.76m x 2.56m)

Aspect to front, a good sized fifth bedroom. Radiator.

##### FAMILY BATH AND SHOWER ROOM

11' 10" x 5' 6" (3.61m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, panelled bath and shower cubicle with Mira shower. Fully tiled walls. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

##### OUTSIDE

##### REAR/SIDE GARDEN

Well manicured area of lawn with rear paved pathway leading to a further small area of lawn and timber gate giving access to front. Enclosed by timber fencing. Outside lighting. Outside power point.

##### DOUBLE GARAGE

19' 2" x 17' 4" (5.86m x 5.29m)

Wall mounted gas combination boiler. Two up and over garage doors. Cold water tap. Double glazed pedestrian door to rear. Light and power.

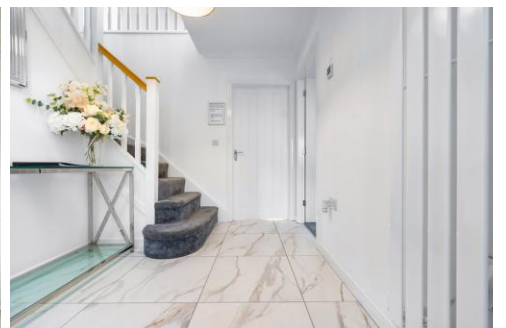
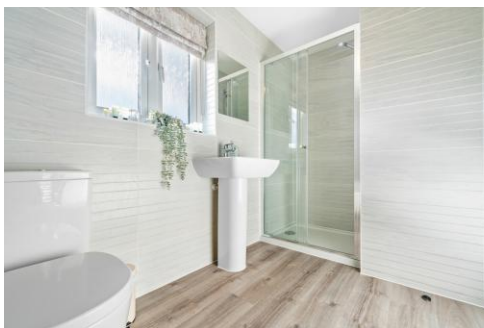
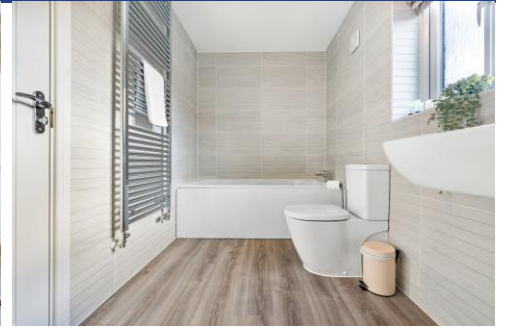


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GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



1ST FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 2229 sq.ft. (207.1 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		92 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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