

40 Rhodfa Ieuan,

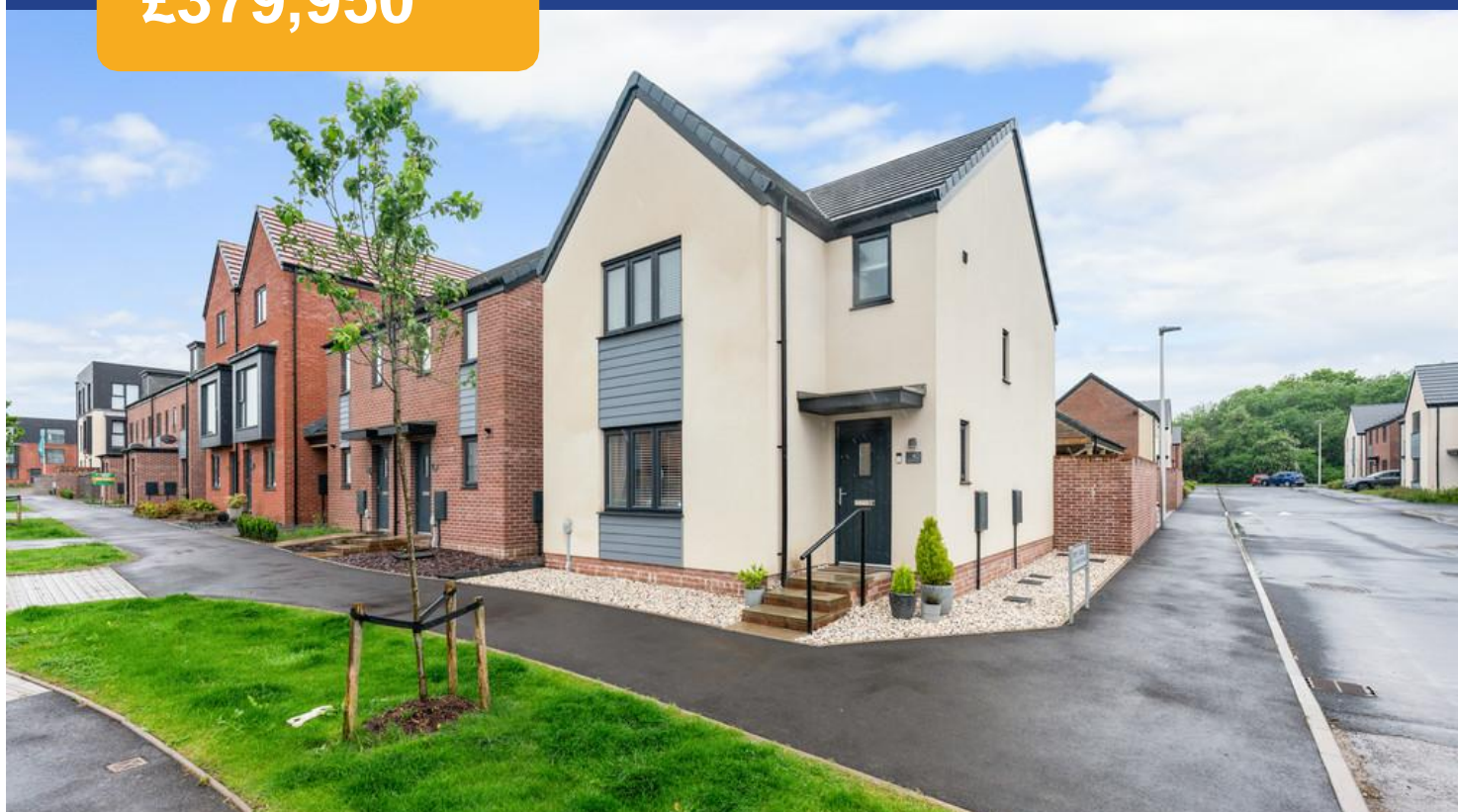
Capel Llanilltern, Cardiff, CF5 6GH



Estate Agents and
Chartered Surveyors

Asking Price Of

£379,950



Detached Property

3

2

3

1

Property Description

**** BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED ** LANDSCAPED REAR GARDEN ** DRIVEWAY AND CARPORT ****

A beautifully presented three bedroom detached family house with a high quality finish throughout in the modern Persimmon built development in Capel Llanilltern. Spacious entrance hallway with storage, cloakroom, lounge, spacious kitchen and dining room, utility room. To the first floor are three good sized bedrooms, bedroom one with ensuite shower room and a separate family bathroom. Gas central heating, uPVC double glazing. Located on a walled corner plot with delight landscaped rear garden comprising paved patio and quality Astro turf lawn. Driveway to rear with carport. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 933 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 HALLWAY

Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Window to side. Quality marble effect tiled flooring. Understairs storage cupboard. Radiator.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin, tiled splash back. Quality marble effect tiled flooring. Radiator.

LOUNGE

12' 2" x 10' 11" (3.71m x 3.35m)

Overlooking the front, an excellent sized principal reception. Radiator.

KITCHEN AND DINING ROOM

18' 0" x 9' 3" (5.51m x 2.84m)

A quality, upgraded kitchen, well appointed along three sides in high gloss fronts beneath round nosed worktop surfaces. Inset 1.5 bowl stainless

steel sink with side drainer. Inset four ring gas hob with cooker hood above, oven below. Space for fridge freezer. Matching range of eye level wall cupboards. Space for large family dining table. French doors to rear garden. Window to rear. Quality marble effect tiled flooring. Radiator. Door to utility room.

UTILITY ROOM

5' 8" x 5' 4" (1.74m x 1.65m)

Units and worktop to one side. Plumbing for washing machine. Quality marble effect tiled flooring. Door to side. Wall mounted Ideal Logic gas central heating boiler. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious central landing area. Window to side. Large storage cupboard.

BEDROOM ONE

12' 11" x 10' 9" (3.94m x 3.28m)

Overlooking the front, a good sized principal bedroom. Radiator.

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ENSUITE SHOWER ROOM

5' 11" x 5' 10" (1.81m x 1.80m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome 'Mira' shower. Tiled splash back. Extractor fan. Obscured glass window to front. Radiator.

BEDROOM TWO

9' 7" x 9' 5" (2.93m x 2.89m)

Overlooking the delightful landscaped rear garden, a second double bedroom. Radiator.

BEDROOM THREE

9' 6" x 8' 2" (2.90m x 2.51m)

Aspect to rear, a good sized third bedroom. Radiator.

FAMILY BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)

Quality white suite comprising low level Wc, wash hand basin, panelled bath. Tiling to splash back. Obscured glass window to side. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A beautifully landscaped rear garden enjoying a south westerly aspect. Large paved patio area leading onto an area of quality Astro turf lawn with neat borders of plants and shrubs, central paved pathway leading to the rear timber gate giving access to the carport. Brick wall and timber fencing to boundaries.

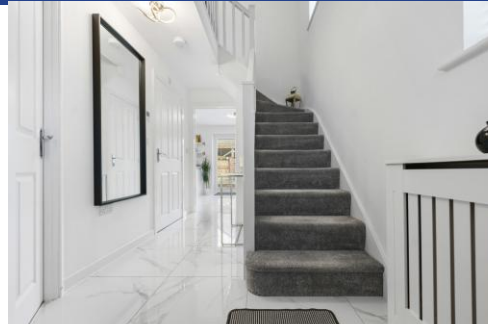
FRONT GARDEN

Laid with decorative stones. Paved steps to front.

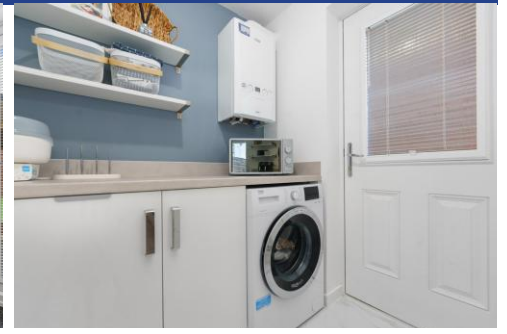
DRIVEWAY AND CARPORT

Driveway and carport located to the rear of the garden with parking for two cars.

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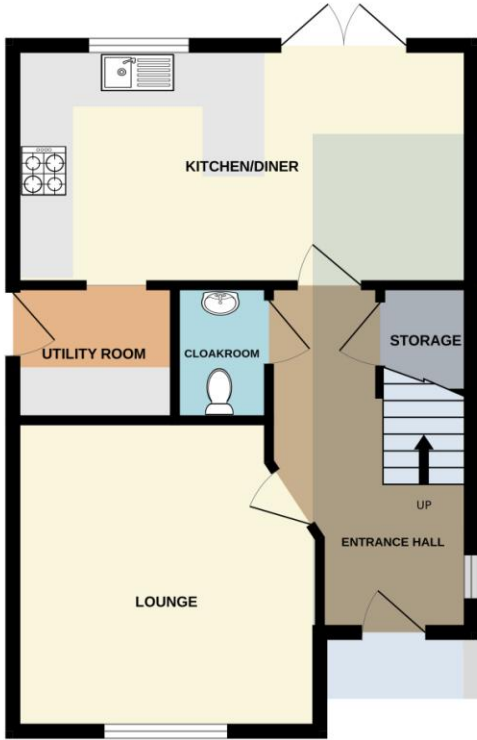


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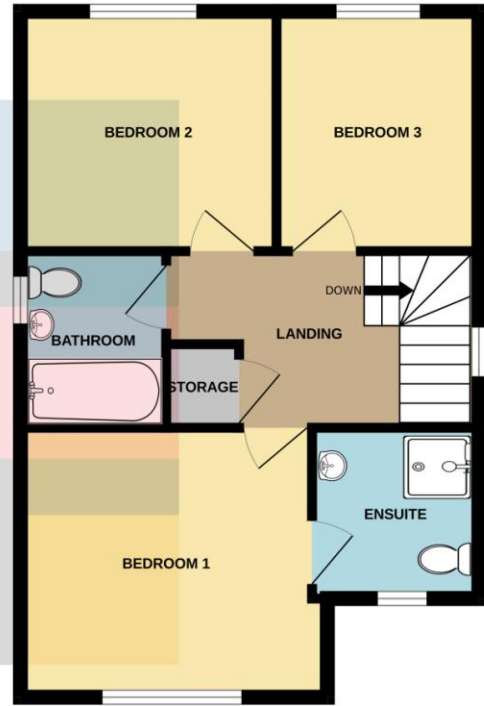


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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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