

30 Gwern Catherine,

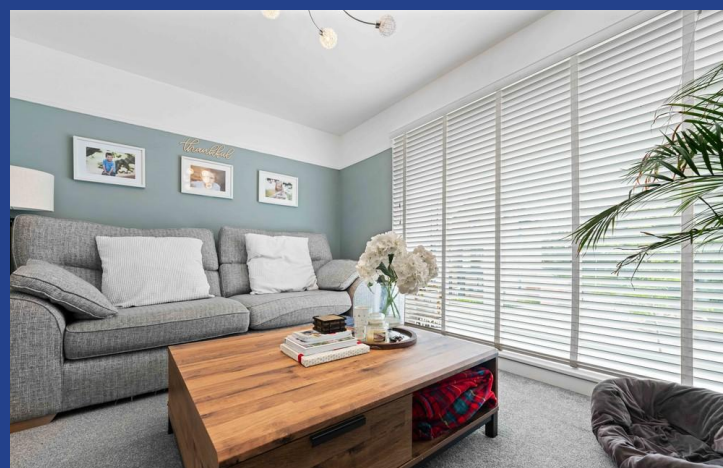
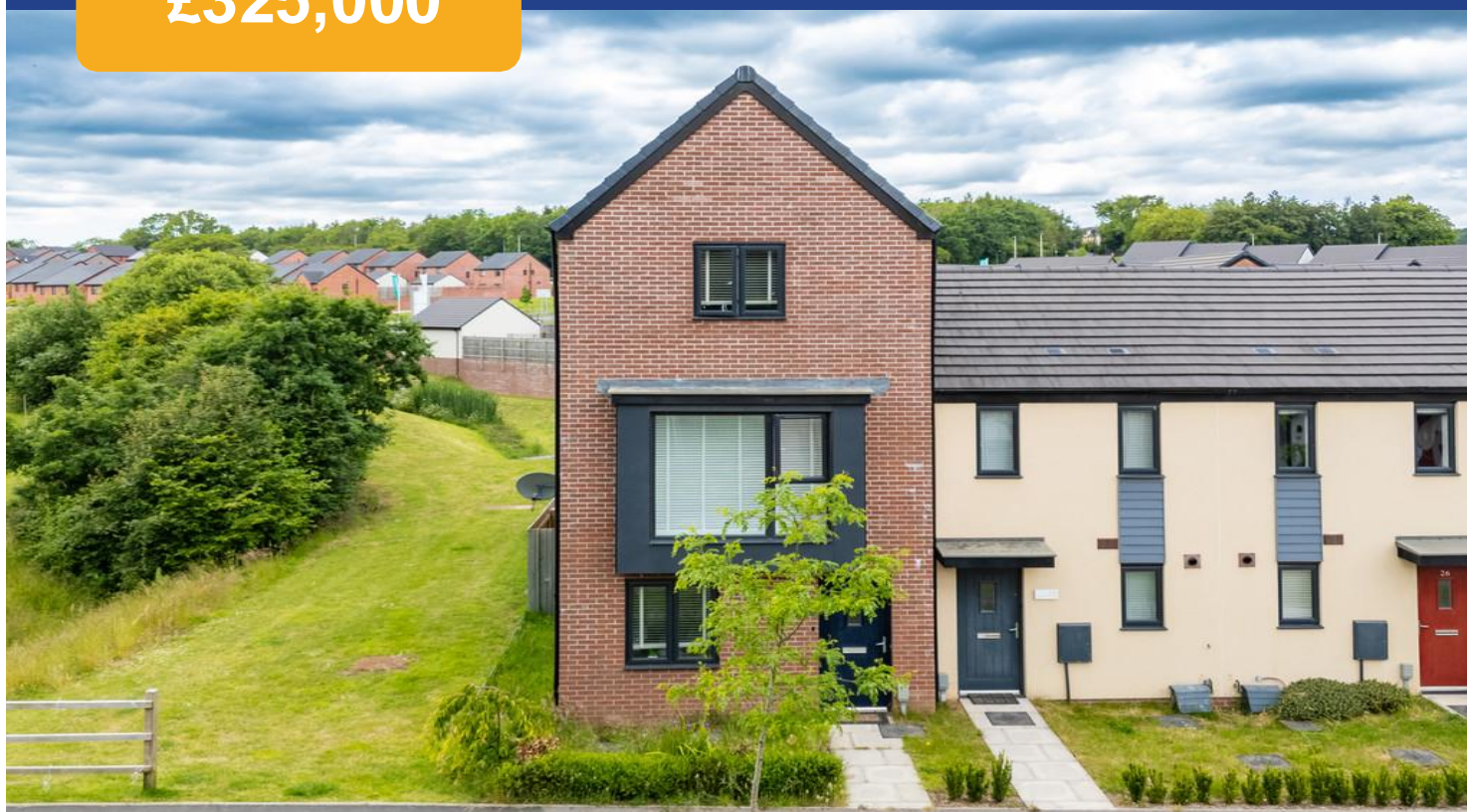
Capel Llanilltern, Cardiff, CF5 6GD



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



End Of Terrace Property



Property Description

**** SPACIOUS THREE DOUBLE BEDROOM END TERRACE TOWN HOUSE **** A spacious three double bedroom three storey town house with versatile accommodation in the sought after modern development. Entrance hallway, cloakroom, kitchen and breakfast room, sitting/dining room. To the first floor is a lounge and a primary bedroom with fitted wardrobes and ensuite. To the second floor are two further double bedrooms and a modern family bathroom. Gas central heating, uPVC double glazing. Attractive rear garden with side and rear gate access. Driveway with two car parking to the rear. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,003 sq.ft.

Viewing Arrangements
Strictly by appointment

SECOND FLOOR LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space.

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 with obscured double glazed window to upper part leading to the entrance hallway, staircase to first floor. Tiled floor. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled flooring. Tiled splashback. Obscured glass window to side. Radiator.

SITTING/DINING ROOM

9' 10" x 8' 10" (3.00m x 2.70m)
Overlooking the lawned front garden, a versatile reception or bedroom, dependant on needs. Radiator.

KITCHEN AND BREAKFAST ROOM

13' 1" x 12' 8" (3.99m x 3.87m)
Well appointed along two side in light high gloss fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring hob with oven below and concealed cooker hood above. Integrated fridge freezer. Integrated dishwasher. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed ideal

combi gas central heating boiler. Ample space for large family breakfast table. Tiled flooring. French doors to rear garden. Vertical radiator. Window to rear.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious first floor landing. Staircase to second floor with fitted under stairs desk. Storage cupboard with shelving. Doors to lounge and bedroom one.

LOUNGE

12' 11" x 9' 2" (3.96m x 2.81m)
With large picture window to front, a good sized principal reception. Radiator.

BEDROOM ONE

12' 11" x 9' 5" (3.95m x 2.89m)
With two windows overlooking the rear garden, a good sized primary bedroom. Fitted wardrobe with sliding mirror doors. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, shower cubicle with folding glass shower door. Tiled flooring. Tiled splashback. Extractor fan. Chrome heated towel rail.

BEDROOM TWO

13' 1" x 9' 1" (4.01m x 2.79m)
With window to front, a second double bedroom. Radiator.

BEDROOM THREE

13' 1" x 9' 7" (3.99m x 2.93m)
With two windows to rear, a further double bedroom. Radiator.

FAMILY BATHROOM

6' 1" x 5' 5" (1.87m x 1.67m)
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome 'Mira' shower above. Tiled flooring. Full wall tiling. Extractor fan. Heated towel rail.

OUTSIDE

REAR GARDEN

With large paved patio with feature wooden pergola leading onto an area of artificial lawn with raised bed of plants and shrubs. Timber shed to the rear. Gate giving access to parking space.

FRONT GARDEN

Area of lawn to front with paved pathway to front door. Gate giving access to the rear garden.

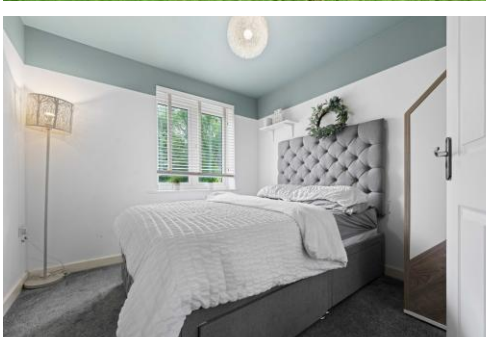
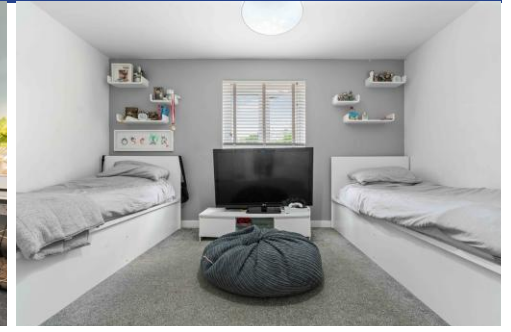
DRIVEWAY

With two tandem parking spaces to the rear. Being the closest spaces to the rear garden.

ADDITIONAL INFORMATION

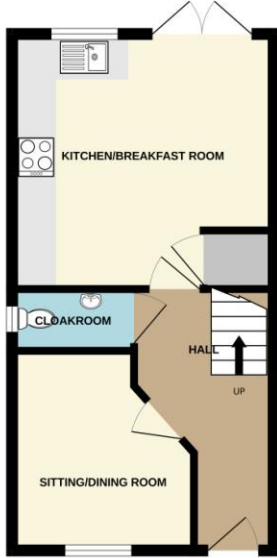
Once the site is finished there will be an annual site maintenance charge of approx. £200 per annum.

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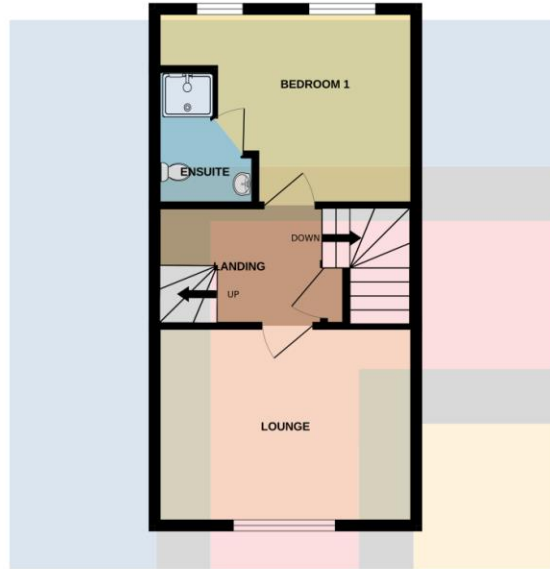


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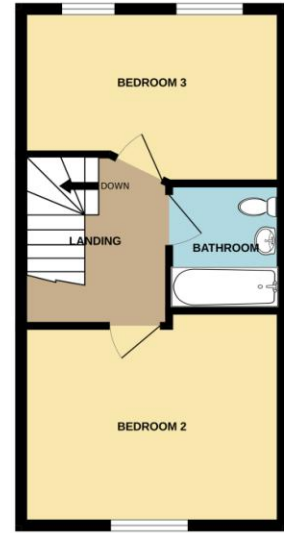
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 1003 sq.ft. (93.1 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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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