



27 RHODFA IEUAN
CAPEL LLANILLTERN
CARDIFF CF5 6GG

ASKING PRICE OF
£230,000



MID TERRACE PROPERTY



2



1



2



1

**** BEAUTIFULLY PRESENTED MID TERRACE PROPERTY** NO CHAIN**ALLOCATED PARKING SPACE TO REAR****A beautifully presented two bedroom modern family mid terrace property in a convenient location. Entrance hallway, cloakroom, lounge/modern fitted kitchen. To the first floor there are two bedrooms and a modern family bathroom. Rear garden with artificial lawn. Boundary fence. Gas central heating, double glazing. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Capel Llanilltarn 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 double glazed window to upper part, staircase to first floor. Radiator. Door to kitchen and lounge.

OPEN PLAN LOUNGE/KITCHEN

22' 1" x 12' 1" (6.75m x 3.70m)
Kitchen well appointed along two sides in light high gloss fronts beneath wood grain effect laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset 4 ring gas hob, integrated oven below, space for fridge freezer, plumbing for washing machine, matching range of eye level wall cupboards, peninsular style worktop breakfast bar, window to front, lounge area with french doors to the rear garden, understairs built in storage, two radiators. Concealed ideal logic combi gas central heating boiler. Door to cloakroom.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin, extractor fan and radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central first floor landing, access to roof space.

BEDROOM ONE

12' 3" x 7' 9" (3.74m x 2.38m)

Overlooking the rear garden. A good sized principal bedroom. Radiator.

BEDROOM TWO

12' 2" x 7' 8" (3.73m x 2.35m)

With two windows to front, a second double bedroom. Radiator.

FAMILY BATHROOM

6' 0" x 5' 6" (1.84m x 1.69m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, extractor fan and radiator.

OUTSIDE

REAR GARDEN

Area of artificial lawn. Paved pathway leading to rear timber gate. Timber storage shed. Timber fence and wall to rear.

FRONT GARDEN

Paved pathway to front door.

PARKING

One allocated parking space to the rear of the property.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		98 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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