



## 27 Gwern Catherine

Capel Llanilltern, Cardiff, CF5 6GD

Asking Price £312,500

HARRIS & BIRT



A three bedroom Town House set on The Parish estate in Capel Llanilltern. The property is situated on a corner plot and briefly comprises; entrance hall, sitting room/study and kitchen/dining room to the ground floor, living room and master bedroom with en suite to the first floor and two further double bedrooms and bathroom to the second floor. The property is set back from the road via a small parcel of lawn and patio pathway. The rear garden is mainly laid to patio slabs with an area of artificial lawn to the lower section. There is a car port to the rear of the property with parking for two cars.

Capel Llanilltern is a small village just a few minutes away from Creigiau which has access to a public house, parish and local shop. The property is within a 5 minute drive of Creigau Golf Club and is within short walk away from the popular walking area of Garth. Canada Lodge is an 11 minute walk away, it is home to a sought after fishing venue, restaurant and cafe. The property is within a short drive of the City Centre and the M4 corridor. Cardiff City Centre has an abundance of amenities and local facilities including; shops both national and local, recreational facilities, cinemas, Cardiff International Arena and other theatres/entertainment venues. Cardiff's City Centre train station also provide links to other major cities including; Swansea, Newport, Bristol etc.



## Accommodation

### Entrance Hall

Entered via composite UPVC door to front. Radiator. Skimmed walls and ceilings. Door to ground floor reception rooms. Carpeted flooring

### WC

Two piece suite in white comprising low level WC and wall hung hand basin. Radiator. UPVC double glazed opaque window to side elevation. Skimmed walls and ceilings.

### Sitting Room/Study

Currently in use as study but an adaptable space could also be used as sitting room or dining room. UPVC double glazed window to front elevation. Skimmed walls and ceilings. Carpeted flooring. Two radiators.

### Kitchen

Modern fitted kitchen in white with a range of wall and base units set under and over a grey mottle effect work surface. Features include four ring gas hob with electric oven under, extractor fan set over and 1.5 bowl sink and drainer. UPVC double glazed window to rear elevation with UPVC double glazed patio doors offering access to the rear space and allowing plenty of natural light. Space and plumbing for washing machine and dishwasher. Space for freestanding fridge/freezer. Wood effect vinyl flooring. Skimmed walls and ceilings. Radiator. Storage cupboard understairs. Space for dining table and chairs.

### First Floor

#### Landing

Full turn staircase leads up from entrance hall.

Carpeted Flooring. Skimmed walls and ceilings. Window to side access. Door to built in storage. Storage under stairwell. Skimmed walls and ceiling.

#### Living Room

UPVC double glazed picture window to front elevation. Skimmed walls and ceilings. Carpeted flooring. Two radiators.

#### Master Bedroom

Two UPVC windows to rear aspect. Radiator. Skimmed walls and ceiling. Space for wardrobe, Carpeted flooring. Doorway through to;

#### En Suite

Three piece suite in white comprising; walk in shower cubicle, pedestal wash hand basin and low level dual flush WC. Radiator. Vinyl flooring. Partially tiled walls. Further skimmed walls and ceilings.

### Second Floor

#### Landing

Quarter turn staircase leads up from first floor landing. Carpeted flooring. UPVC double glazed window to side access. Access to loft via hatch.

#### Bathroom

Three piece suite in white comprising bath, pedestal wash hand basin and low level dual flush WC. Vinyl flooring. Radiator. Partially tiled and skimmed walls. Skimmed ceiling.

#### Bedroom Two

Double bedroom with UPVC double glazed window front elevation. Radiator. Carpeted flooring. Skimmed walls and ceiling.

#### Bedroom Three

Double bedroom with two double glazed windows to rear elevation. Radiator. Carpeted flooring. Skimmed walls and ceiling.

#### Outside

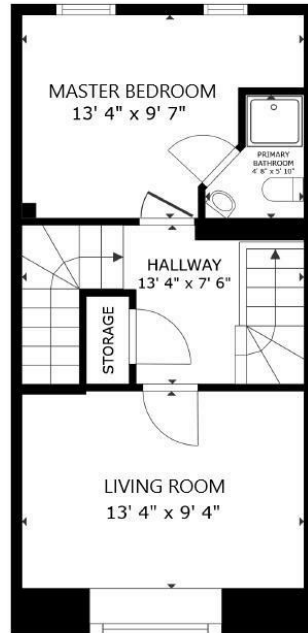
The property is set back from the road via a grassed area and slabs to paved entrance from pavement to front door. The rear garden is mainly laid to patio slabs perfect for al fresco dining with steps to down to area of artificial lawn. There is a car port to the rear of the property with parking for two cars.



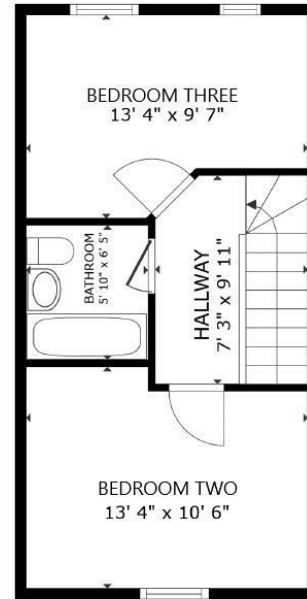




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 363 sq.ft. FLOOR 2 372 sq.ft. FLOOR 3 363 sq.ft.  
 TOTAL : 1,097 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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