



**Dol Glaswg, Capel Llanilltern Cardiff CF5 6GJ**

**welcome to**

**Dol Glaswg, Capel Llanilltern Cardiff**

Modern 2-bed apartment near Cardiff with scenic views. Features open plan living, en-suite, secure entry, communal areas, and allocated parking. Close to amenities, excellent schools, and M4 access. Viewing highly recommended!



### **Entrance Hall**

8' 6" max x 9' 6" max ( 2.59m max x 2.90m max )  
Gas radiator, carpeted flooring and access to all rooms.

### **Kitchen / Lounge**

19' 6" max x 9' 2" max ( 5.94m max x 2.79m max )  
Large double glazed windows, gas radiator, integrated oven with hob & extractor fan, electric & Tv points, and sink with drying rack.

### **Bedroom One**

12' 6" max x 8' 6" max ( 3.81m max x 2.59m max )  
Large double glazed window to side, gas radiator, carpeted flooring, access to ensuite and electric point.

### **Ensuite**

4' 4" max x 6' 7" max ( 1.32m max x 2.01m max )  
Gas radiator, wash hand basin, WC, shower, and partially tiled walls.

### **Bedroom Two**

11' 5" max x 8' 4" max ( 3.48m max x 2.54m max )  
Large double glazed double aspect windows, offering lots of light, carpeted flooring, gas radiator and electric point.

### **Bathroom**

5' 4" max x 6' 4" max ( 1.63m max x 1.93m max )  
Partially tiled walls, WC, wash hand basin with vanity unit, bath and frosted double glazed window.



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## **Dol Glaswg, Capel Llanilltern Cardiff**

- Two Bedroom Top Floor Apartment
- Modern Build (2023)
- Open Plan Living
- Allocated Parking
- Viewing Comes Highly Recommended

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107627 - 0012

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