







welcome to

Rhodfa Ieuan, Capel Llanilltern Cardiff

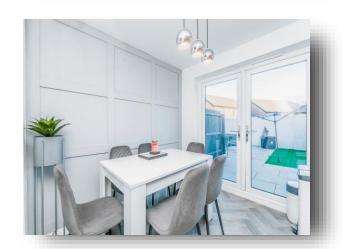
Situated between Radyr, Creigiau & Pentyrch is this wonderfully presented three bedroom semi detached house, benefiting from excellent transport links, ample amenities and a quiet & tranquil environment of semi-rural living. Viewing is highly recommended to appreciate the full spec of the property.













Entrance Hall

3' 5" max x 9' 7" (1.04m max x 2.92m) Composite door, vinyl flooring, stairs to first floor, access to Lounge and downstairs WC.

Lounge

12' 1" max x 14' 3" (3.68m max x 4.34m) UPVC double glazed window to front, vinyl flooring, gas radiator, panel feature wall, access to under stairs storage cupboard and Kitchen / Diner

Open Plan Kitchen / Diner

15' 1" max x 9' 4" (4.60m max x 2.84m)
Panel feature wall, vinyl flooring, gas radiator, space for dining table & chairs, UPVC double glazed window to rear, UPVC double glazed French doors to rear, wall & base units, stainless steel sink and 1/4

bowl, integrated oven, hob and extractor fan.

Downstairs WC

3' 8" $\max x$ 5' 3" (1.12m $\max x$ 1.60m) WC, wash hand basin, vinyl flooring, gas radiator and frosted double glazed window to front.

Landing

5' 8" max x 8' 9" (1.73m max x 2.67m) Carpet, access to all rooms, storage cupboard & attic

Bedroom One

9' 4" max x 12' 1" (2.84m max x 3.68m) UPVC double glazed window to front, gas radiator, fitted carpet flooring, access to ensuite and storage cupboard.

Ensuite

6' 7" max x 5' 2" (2.01m max x 1.57m)

WC, wash hand basin, extractor fan, heated towel rail, shower cubical, partially tiled wall, vinyl flooring and frosted double glazed window to front.

Bedroom Two

7' 4" max x 9' 6" (2.24m max x 2.90m) UPVC double glazed window to rear, gas radiator and fitted carpet flooring.

Bedroom Three

7' 4" max x 7' 4" (2.24m max x 2.24m) UPVC double glazed window to rear, gas radiator and fitted carpet flooring.

Bathroom

5' 8" max x 5' 9" (1.73m max x 1.75m) WC, wash hand basin, gas radiator, bath, partially tiled wall, vinyl flooring and extractor fan.

Rear Garden

Low maintenance garden, astro turf, porcelain patio tiles, outside lighting, space for patio furniture, outside tap and access to driveway / car port.





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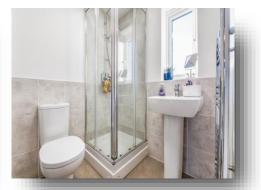
- Well Presented Three Bedroom Semi Detached House
- Modern Kitchen/Diner
- Low Maintenance Garden
- Large Driveway/Car Port
- Excellent Transport Links

Tenure: Freehold EPC Rating: B

guide price

£300,000







Cocole Map data ©2025

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107644



Property Ref: CRP107644 - 0010 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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