



**Rhodfa leuan, Capel Llanilltern Cardiff CF5 6GG**



**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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## **Rhodfa Ieuan, Capel Llanilltern Cardiff**

- 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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CRP107644 - 0010

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