



Gwern Catherine, Capel Llanilltern Cardiff CF5 6GD

welcome to

Gwern Catherine, Capel Llanilltern Cardiff

Modern and well-presented two-bedroom semi-detached home in the popular Capel Llanilltern. Featuring a bright lounge, kitchen/diner, downstairs W/C, two bedrooms and a bathroom. Benefits include a large rear garden, allocated parking and excellent access to local amenities.



Entrance Hall

Access to downstairs and upstairs, radiator, wood effect flooring, electric point, fuse box.

Kitchen / Dining Area

22' Max x 12' 1" Max (6.71m Max x 3.68m Max)

Double glazed window to front, sink and drying unit. Wall and base units with counter tops, oven, hob and extractor fan, boiler. Under stairs storage. Two radiators, electric points Access to downstairs WC and double glazed doors to garden.

Downstairs Wc

5' 4" Max x 2' 6" Max (1.63m Max x 0.76m Max)

WC, radiator, wood effect flooring, hand wash basin with tiled splash back, extractor fan.

Landing

Access to all upstairs rooms and boarded loft, electric points.

Bedroom One

7' 7" Max x 12' 2" Max (2.31m Max x 3.71m Max)

Double glazed window to rear, electric points, Internet point, radiator, carpeted.

Bedroom Two

12' 1" Max x 7' 6" Max (3.68m Max x 2.29m Max)

Electric points, Internet point, double glazed windows to front, carpeted, radiator.

Bathroom

Tiled walls, bath with over head shower. double glazed privacy window to side, WC, hand wash basin with tiled splash back, radiator, vinyl flooring, extractor fan.

Rear Garden

Artificial turf, shed with power, water tap, external power, partially paved, wooden fencing, steps to parking space at back of property, south facing garden.



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Gwern Catherine, Capel Llanilltern Cardiff

- Modern kitchen-diner
- Two double bedrooms
- Private south facing rear garden
- Minimal maintenance slated front and Astro rear gardens
- Downstairs WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107953 - 0003

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