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MR HOMES
SALES & LETTINGS



Rhodfa Ieuan,
Capel Llanilltern,
Cardiff CF5 6GG

Guide Price £300,000 to £310,000
Freehold

Rhodfa Ieuan, Capel Llanilltern, Cardiff. CF5 6GG.

- BEAUTIFULLY PRESENTED 3-BED SEMI-DETACHED FAMILY HOME
- MOVE STRAIGHT IN
- FANTASTIC SEMI-RURAL LOCATION
- EXCELLENT TRANSPORT LINKS
- CLOSE TO SHOPS & AMENITIES
- SITUATED BETWEEN RADYR, CREIGIAU & PENTYRCH
- MASTER BEDROOM with EN-SUITE
- CARPORT & LARGE DRIVEWAY
- APPROX 6/7 YEARS REMAINING ON NHBC
- FREEHOLD



*** Guide Price: £300,000 to £310,000 ***

A BEAUTIFULLY PRESENTED 3-BED SEMI-DETACHED FAMILY HOME SITUATED IN THE SEMI-RURAL VILLAGE OF CAPEL LLANILLTERN - SURROUNDED BY FIELDS & WOODLAND CLOSE TO NEARBY SHOPS & AMENITIES – EXCELLENT TRANSPORT LINKS TO THE M4, CARDIFF CITY CENTRE & TALBOT GREEN RETAIL PARK
KITCHEN/DINER - CLOAKROOM/W.C
MASTER BEDROOM with EN-SUITE
UPGRADED SOUTH-EAST FACING REAR GARDEN
CARPORT & LARGE DRIVEWAY
FREEHOLD.

#6/7 YEARS REMAINING ON NHBC CERTIFICATE.

MR HOMES are very pleased to Offer **FOR SALE** this Immaculate & Modern 3-Bedroom Semi-Detached Family Home, briefly comprising, Entrance Hallway, Cloakroom/Downstairs W.c, Living Room, Large Understair Storage Cupboard, Kitchen/Diner, First Floor Landing, Airing/ Storage Cupboard, Master Bedroom with Large Storage Cupboard & En-Suite, Bedroom 2, Bedroom 3 & a Family Bathroom Suite, Low-Maintenance Front Garden, South-East Facing Rear Garden which has been Upgraded by the Vendors, Carport & Large Driveway to Side. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic ESP1 35kw Combi-Boiler. 360 Degree VR Tour Link: <https://tour.giraffe360.com/rhodfaieuan21ap/>

EPC Rating = B. Council Tax Band = E.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Entrance Hallway - 8' 2" x 3' 7" (2.49m x 1.09m)

Enter via Composite Door, Quality Vinyl Flooring, Radiator with Cover, Wall Mounted RCD Consumer Unit. Doors to; Cloakroom/Downstairs W.c, Living Room & Staircase to 1st Floor Landing.

Cloakroom/Downstairs W.c - 5' 5" x 3' 2" (1.65m x 0.96m)

Quality Vinyl Flooring, Close-Coupled W.c, Wash Hand Basin with Chrome Mixer Tap & Tiled Splashback, Radiator, uPVC Obscured D/g Window to Front.

Living Room - 14' 4" x 12' 0" (4.37m x 3.65m)

Quality Vinyl Flooring, uPVC D/g Window to Front, Radiator, Feature Panelled Wall, Doors to; Large Understair Storage Cupboard & Kitchen/Diner.

Kitchen/Diner - 15' 3" x 8' 10" (4.64m x 2.69m)

Quality Vinyl Flooring, Matching Wall & Base Units with Work Surfaces Over & Matching Upstands, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap, uPVC D/g Window to Rear, 4x Ring Ceramic Hobe with Extractor Hood Over, Fan Assisted Electric Oven & Grill, Plumbed for Washing Machine & Space for Tall Fridge-Freezer, Radiator, Feature Panelled Wall, uPVC D/g Double French Patio Doors to Rear Garden.

First Floor Landing - L-Shaped - 11' 8" max x 3' 4" min (3.55m x 1.02m)

Quality Fitted Carpet, Hatch to Insulated Attic. Doors to; Storage Cupboard, Master Bedroom, Bedroom 2, Bedroom 3, Family Bathroom.

Master Bedroom - 12' 1" x 9' 7" (3.68m x 2.92m)

Quality Fitted Carpet, uPVC D/g Window to Front, Radiator, Door to En-Suite.

En-Suite - 5' 5" x 5' 1" (1.65m x 1.55m)

Quality Vinyl Flooring, Fully Tiled Shower Cubicle with Dual Rainfall & Handheld Shower Heads, Ceiling Mounted Electric Extractor Fan with Isolator Switch, Pedestal Wash Hand Basin with Chrome Mixer Tap & Close-Coupled W.c with Tiled Splashbacks, Chrome Ladder Radiator, uPVC Obscured D/g Window to Front.

Bedroom 2 - 9' 2" x 7' 6" (2.79m x 2.28m)

Quality Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Bedroom 3 - 7' 7" x 6' 0" (2.31m x 1.83m)

Quality Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Family Bathroom - 6' 1" x 5' 11" (1.85m x 1.80m)

Quality Vinyl Flooring, Panel Bath with Chrome Mixer Tap, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c all with Tiled Splash Backs, Radiator & Wall mounted Electric Extractor Fan with Isolator Switch.

Front Garden - Low-Maintenance

Rear Garden - Low-Maintenance & Enclosed - SOUTH-EAST FACING

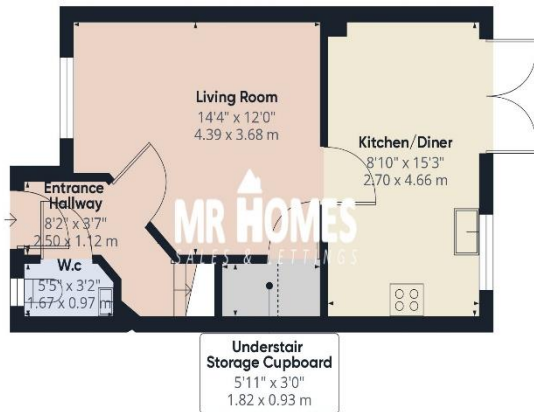
Porcelain Patio Tiles & Astroturf, Outside Lighting & Outside Tap. Lockable Side Gate Access to Driveway & Carport.

Carport & Driveway

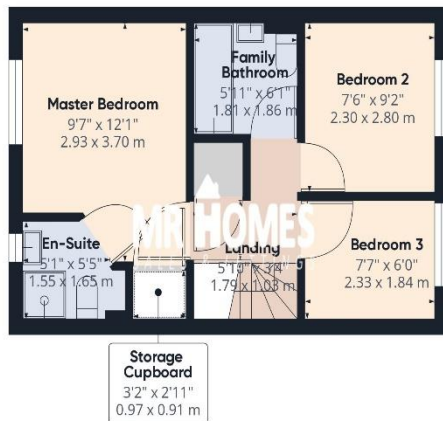
Double Driveway, Lockable Gate Accessing the Rear Garden.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1

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Approximate total area⁽¹⁾

691.27 ft²

64.22 m²

Reduced headroom

101.72 ft²

0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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To submit your offer, please visit:
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