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Homes House, Suite 9 & 10

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Cardiff, CF5 5TD

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**MR HOMES**  
SALES & LETTINGS



Gwern Gwynfael  
Capel Llanilltern, Cardiff  
CF5 6GE

Guide Price £295,000 to £305,000  
Freehold

# Gwern Gwynfael, Capel Llanilltern, Cardiff, CF5 6GE

- PURCHASED AS NEW BUILD 2023
- LANDSCAPED SOUTH WEST REAR GARDEN
- 3 BEDROOMS
- ENSUITE TO PRIMARY BEDROOM
- DRIVEWAY
- GENEROUS LIVING ROOM
- DOWNSTAIRS WC
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- FREEHOLD



BEAUTIFULLY PRESENTED NEARLY NEW 3-BED MID TERRACED 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 - DOWNSTAIRS WC - MASTER BEDROOM with ENSUITE - UPGRADED SOUTH-WEST FACING REAR GARDEN - DRIVEWAY - BALANCE OF NHBC CERTIFICATE (approx. 9 years)



**MR HOMES** are very pleased to represent our clients in bringing to market this nearly new 3-Bedroom mid terrace family home. Comprising in brief: Entrance Hallway; Downstairs WC; Living Room; Kitchen/Diner; First Floor Landing with Airing/Storage Cupboard; Master Bedroom with Large Storage Cupboard & Ensuite; Bedrooms 2 & 3 and Family Bathroom Suite. Low-Maintenance Front Garden, South-West Facing Rear Garden which has been improved and upgraded by the vendors; Large Driveway to Side. uPVC Double Glazing Windows & Gas Central Heating Powered by an Ideal Logic ESP1 35kw Combi-Boiler.



**Tenure:** Freehold

**EPC Rating:** B

**Council Tax Band:** D

**Mains Electricity & Gas. Water & Sewerage connected to Mains Drains. Broadband & Mobile Signal Coverage**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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## Outside Front

Property is approached by via 3 steps capped with paving slabs; decorative brick wall capped with metal railings to waist height

## Entry

5' 0" x 4' 5" (1.52m x 1.35m)

Accessed via composite front door with obscured DG panel; vinyl flooring; radiator; wall-mounted thermostat control; access to Downstairs WC and Living Room

## Downstairs WC

5' 0" x 2' 9" (1.52m x 0.84m)

Continuation of vinyl flooring; radiator; WC; sink with stainless steel mixer tap and tiled splashback; RCD Consumer Unit; uPVC obscured DG window to front

## Living Room

16' 2" x 13' 1" (4.92m x 3.98m)

Carpeted; double radiator; uPVC DG window to front; staircase rising to first floor; access to Kitchen

## Kitchen/Diner

8' 3" x 15' 11" (2.51m x 4.85m)

Vinyl flooring; double radiator; wall and base units with worktops over; cupboard housing gas central heating Combi boiler: Ideal Logic Combi ESP1 35; composite sink with half bowl and draining board with stainless steel hose type mixer tap; integrated Electrolux 4-ring gas hob with Electrolux extractor hood over; integrated Electrolux electric fan-assisted oven; integrated ZANUSSI fridge/freezer; integrated ZANUSSI 7kg Flextime washing machine integrated ZANUSSI dishwasher; under stairs cupboard; uPVC window to rear and uPVC French doors opening onto Rear Garden

## First Floor Landing

3' 6" x 6' 7" (1.07m x 2.01m)

Carpeted; storage cupboard; access to all Bedrooms and Family Bathroom; isolator switch for Bathroom extractor fan; access hatch to loft

## Bedroom 1

9' 0" x 12' 10" (2.74m x 3.91m)

Carpeted; radiator; storage cupboard over stairs; access to Ensuite; uPVC DG window to front

## Ensuite

5' 0" x 5' 4" (1.52m x 1.62m)

Vinyl flooring; partly tiled walls; matching white Ideal Standard suite consisting of pedestal wash hand basin, WC and shower cubicle; MIRA mains powered shower and MIRA shower unit; uPVC obscured DG window to front

## Bedroom 2

8' 4" x 9' 8" (2.54m x 2.94m)

Carpeted; radiator; uPVC DG window to rear

## Bedroom 3

8' 4" x 6' 2" (2.54m x 1.88m)

Carpeted; radiator; uPVC DG window to rear

## Family Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Vinyl flooring; partly tiled walls; matching white Ideal Standard suite consisting of WC, pedestal wash hand basin with stainless steel mixer tap and panelled bath with stainless steel mixer tap; extractor fan

## Rear Garden

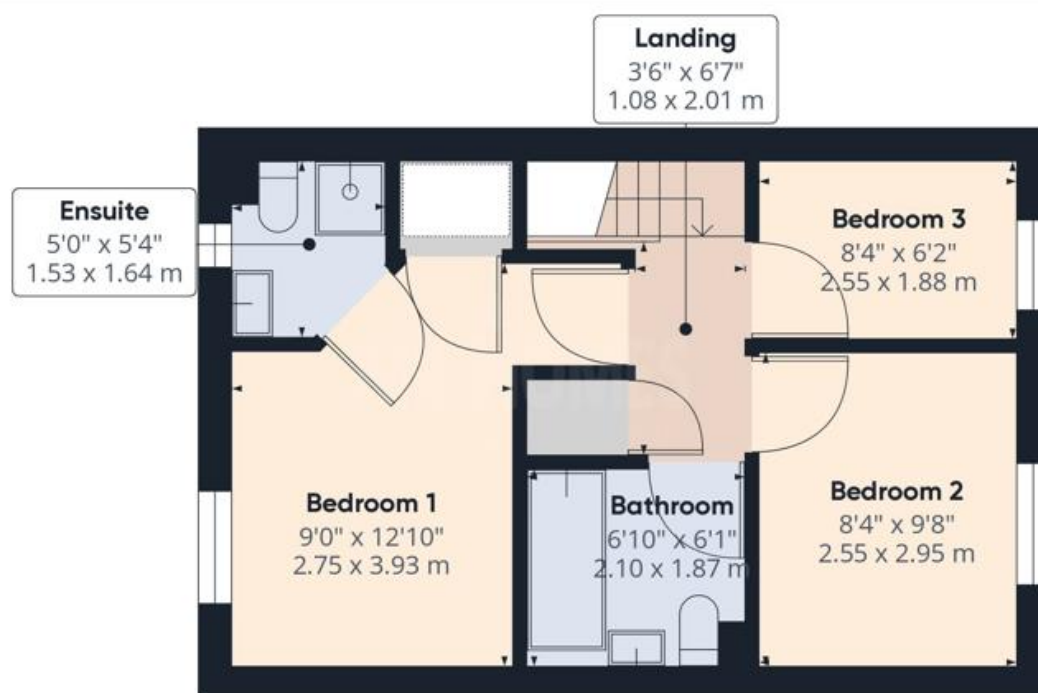
Resin flooring; timber pergola; raised area edged with railway sleepers and covered in artificial lawn; timber gate to side passage allowing access to driveway



**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

Approximate total area: 738.29 ft<sup>2</sup> / 68.59 m<sup>2</sup>

Reduced headroom: 15.93 ft<sup>2</sup> / 1.48 m<sup>2</sup>

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

## CARDIFF & THE VALE

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