

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37 Clos Rhys Meurug, Capel Llanilltern, Cardiff, CF5 6GA.

£575,000







An executive style five bedroom detached double fronted family home with bright and versatile living space, providing 1610 square feet, and occupying a prime location fronting quiet and protected woodland, on the outskirts of this impressive development built in 2021, by Charles Church, a reputable firm of National House Builders completed with a 10 year NHBC guarantee.

The location is perfect for a growing family, away from busy passing traffic, with a larger than average landscaped rear garden, a private double drive, and a detached double garage. With its versatile living space this almost new home provides comfortable living space with five good bedrooms and two bathrooms, fronting a select close with comprising chiefly detached dwelling homes, convenient for access to St Fagans, Radyr and Llandaff.

The property includes a downstairs cloak room, a lounge (17'2 x 11'8), a dining room-snug, and a super-sized open plan kitchen, dining room and family room (28'1 x 12'0). The bright and well maintained first floor accommodation comprises five bedrooms and two Sottini bathrooms, one being ensuite to the generous master bedroom. The property also benefits gas heating with panel radiators, PVC double glazed windows, luxury vinyl floors, and Quartz granite work tops and integrated appliances within the generous open kitchen, dining room and family room.

Close by local children are collected by bus for local schools including Radyr High and the popular Welsh Schools.

## Ground Floor Entrance Porch

Open fronted, paved threshold, outside light.

## Entrance Hall

Approached via a composite double glazed front entrance door inset with three obscure glass upper light windows with a matching side screen window opening into a central hall with luxury vinyl flooring and a wide carpeted single flight spindle balustrade staircase with a useful under stair storage cupboard, radiator, high ceiling. Further useful built-in under stair cloaks hanging cupboard.

## Downstairs Cloakroom

Modern white suite comprising slim line W.C., shaped pedestal wash hand basin with chrome mixer taps, pop-up waste and a tiled splashback, Sottini suite, radiator, luxury vinyl flooring, air ventilator.

## Dining Room

10' x 9' 6" (3.05m x 2.90m ) Approached independently from the entrance hall via a white traditional style panel door leading to a very versatile dining room often used as a snug or home office, with luxury vinyl flooring, radiator and a clear glass PVC double glazed window with a pleasing front outlook on to adjacent woodland.

## Lounge

17' 2" x 11' 8" (5.23m x 3.56m) Independently approached from the entrance hall via a white traditional style panel door leading to a comfortable and generous principal lounge with luxury vinyl flooring, two radiators, PVC double glazed window with a pleasing front outlook on to adjacent designated woodland, and a theme timber panel wall.

## Kitchen/ Breakfast/Family Room

28' 1" x 12' 8 (8.56m x 3.66m 8 ) Well fitted along two sides with a comprehensive range of stylish modern contemporary panel fronted floor and eye level units with slim line handles and quartz granite worktops, incorporating a stainless steel sink with chrome mixer taps





and separate vegetable cleaner with integrated granite drainer, integrated gas hob, granite splashback, integrated Electrolux fan assisted electric oven with separate grill, AEG canopy style extractor hood. Integrated Beko dishwasher, quartz granite tiled flooring throughout, two double radiators, ceiling with spotlights, two separate sets of PVC double glazed French doors that open on to a full width composite decked sun terrace. Further PVC double glazed window with a pleasing rear garden view.

### Utility Room

5' 9" x 6' 1" ( 1.75m x 1.85m ) Fitted along one side with a range of matching panel fronted floor units beneath laminate round nosed worktops, space with plumbing for a washing machine, space for the housing of a tumble dryer, quartz granite tiled floor, wall mounted Ideal Logic combi ESPI35 gas central heating boiler, double glazed part panelled outer door to side gardens, approached from the kitchen via a white traditional style panel door.

### First Floor Landing

Approached via a wide carpeted spindle balustrade single flight staircase leading to a spindle balustrade gallery landing with high ceiling, built-in linen cupboard with multiple shelves, good size access to the roof space.



### Master Bedroom One

14' 5" x 10' minimum (4.39m x 3.05m minimum)  
This master bedroom suite benefits an additional entrance recess space measuring 4' 2" x 4' 9", partly housing mirror fronted full height wardrobes. Two clear glass PVC double glazed windows enjoy front outlooks across to designated woodland, radiator.

### Ensuite Bathroom

8' 3" x 7' 6" (2.51m x 2.29m) Sottini white suite with walls partly ceramic tiled comprising panel bath with chrome mixer taps and ceramic tiled surround, large separate ceramic tiled shower cubicle with clear glass shower doors and screen, with chrome shower fittings, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., radiator, obscure glass PVC double glazed window to side. Air ventilator.

### Guest Bedroom Two

13' 5" x 9' 9" maximum (4.09m x 2.97m maximum)  
With a white PVC double glazed clear glass window with front outlooks on to designated woodland, radiator, approached from the landing via a white traditional style panel door.

### Bedroom Three

11' 9" x 10' 2" maximum (3.58m x 3.10m maximum)  
Approached independently from the landing via a white traditional style panel door, radiator, clear glass PVC double glazed window with a pleasing rear garden outlook.



### Bedroom Four

10' 7" x 8' 6" (3.23m x 2.59m) Independently approached from the landing via a white traditional style panel door, radiator, PVC double glazed window with a pleasing rear garden outlook.

### Bedroom Five

8' 6" x 6' 8" (2.59m x 2.03m) Approached independently from the landing via a white traditional style panel door, radiator, PVC double glazed window with a pleasing rear garden outlook.

### Family Bathroom

8' 2" x 8' 1" (2.49m x 2.46m) Independently approached from the landing via a white traditional style panel door, white Sottini suite with walls part ceramic tiled comprising panel bath with chrome mixer taps, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, slim line W.C., radiator, separate large fully tiled shower cubicle with Mira shower unit and clear glass sliding shower doors and screen. Obscure glass PVC double glazed window to rear, air ventilator.

### Outside Front Garden

Double width, chiefly lawned inset with a paved entrance path with a side garden pathway and has front railings and a garden gate providing access to the side.





### Private Entrance Drive

Private off street double width private entrance drive with parking for two cars with an additional parking space available in front of the two cars and leading to.....

### Double Garage

18' x 18' 1" ( 5.49m x 5.51m )

Detached double garage inset with two grey single up and over doors, fully equipped with power and lighting, constructed in brick and block externally rendered above a facing brick plinth and approached from the rear garden via a courtesy door. The double garage has multiple power points, electric lighting, a work bench and open roof space storage area.

### Garden One

The full width rear garden is chiefly level mainly laid to lawn beyond a full width decked sun terrace, with an additional bark finished play area, all enclosed by timber fencing to afford privacy and security. Outside lights, outside water tap.

### Garden Two

The alternative side garden has been landscaped to provide a neat patio and stone finished area with barbecue and composite decking fully enclosed for privacy and security by timber fencing and inset with an additional garden gate.







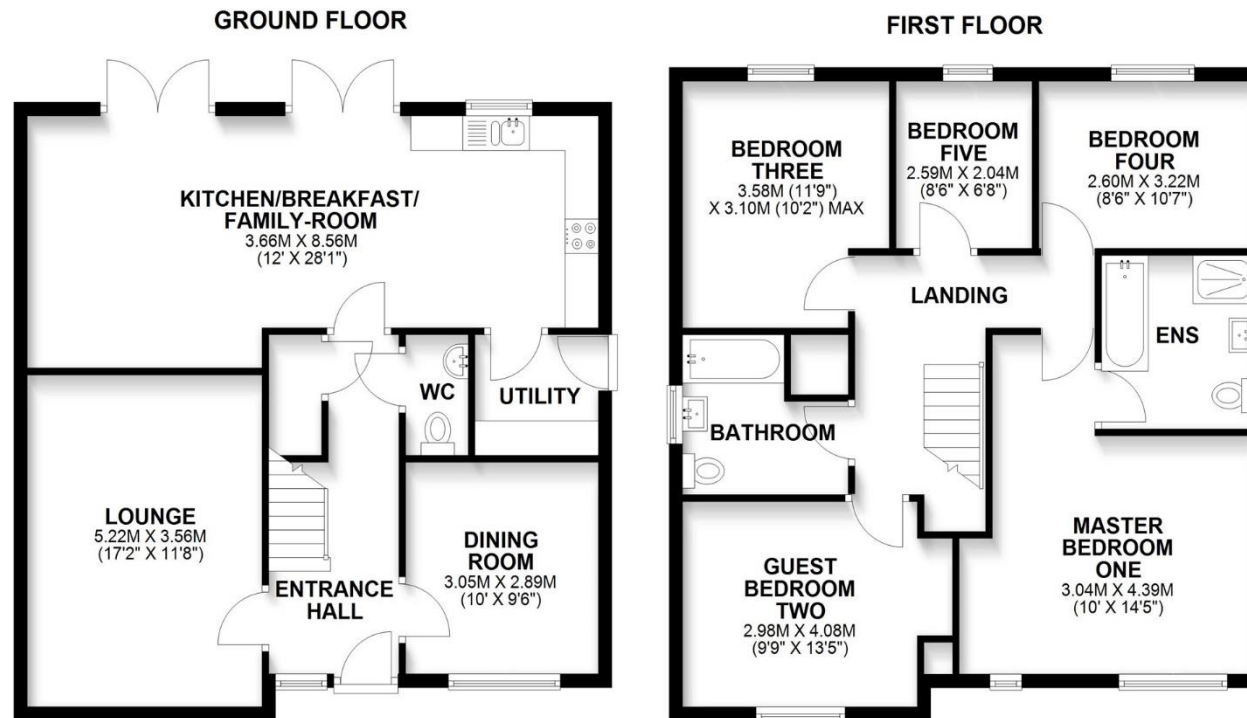






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