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Clos Rhys Meurug, Capel Llanilltern Cardiff

offers over £475,000

 **peter  
alan**

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## About the property

A well designed and stylish four bedroom detached double fronted house with bright and versatile living space, providing 1200 square feet, and occupying a prime location fronting a wide section of grassland, on the outskirts of this impressive development built in 2021, by Messrs Charles Church, a reputable firm of National House Builders completed with a 10 year NHBC guarantee. The location is perfect for a small family, away from immediate passing traffic, with a stunning landscaped rear garden to include artificial grass and glass balustrade, a private double length drive, and a large garage. With its versatile living space this family home provides comfortable living space with four good sized 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 (16'6 x 12'0), a super sized open plan kitchen, dining room (25'4 x 11'3), and a very versatile home-office/study (10'1 x 8'5). The bright and well maintained first floor accommodation comprises four good sized bedrooms, one being ensuite to the generous master bedroom. The property also benefits gas heating with panel radiators, PVC double glazed windows with luxury LVT flooring throughout the downstairs.

## Accommodation

### Entrance Hall

### Study

10' 1" x 8' 5" ( 3.07m x 2.57m )

### Lounge

16' 6" x 12' ( 5.03m x 3.66m )

### Downstairs Cloak Room

### Kitchen And Dining Room

25' 4" x 11' 3" ( 7.72m x 3.43m )

### First Floor Landing

### Master Bedroom One

12' 5" x 12' 3" ( 3.78m x 3.73m )

### Ensuite Shower Room

### Bedroom Two

14' 3" x 9' ( 4.34m x 2.74m )

### Bedroom Three

10' 9" x 9' ( 3.28m x 2.74m )

### Bedroom Four

10' 5" x 7' 10" ( 3.17m x 2.39m )

### Family Bathroom

### Outside

### Front Gardens

### Entrance Drive

### Garage

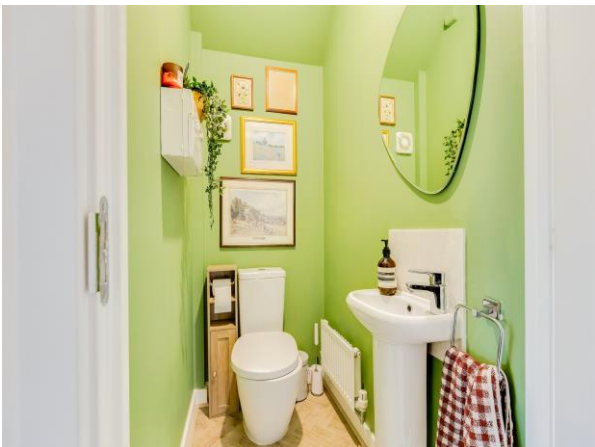
### Rear Gardens





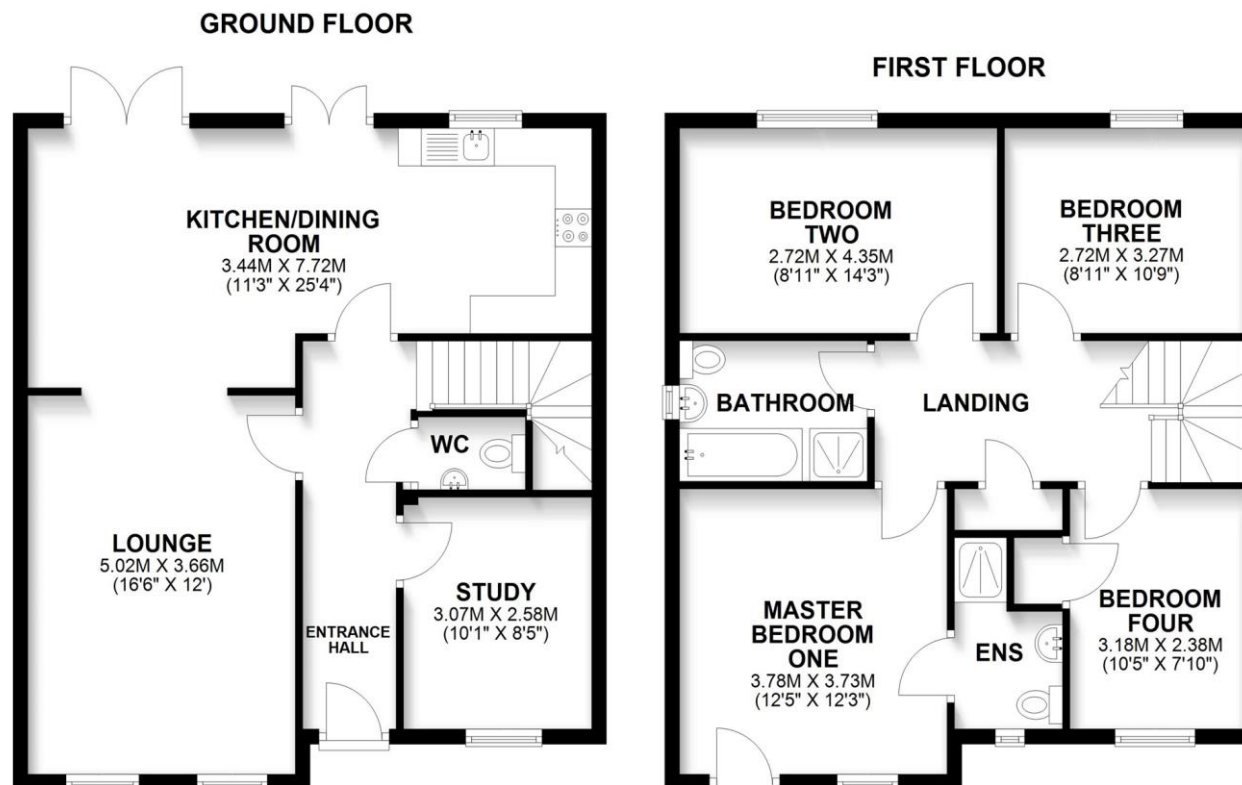






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