



£650,000 Freehold

Llys Illtern | Cardiff | CF5 6GB

Hern & Crabtree



No Chain. Show home standard with plenty of upgrades throughout. A wonderful, executive detached family home with a double garage perfectly placed, tucked away on this newly built Charles Church development in Capel Llaniltern.

The Oxford is an impressive, detached, five-bedroom family home with an integral double garage and three bathrooms. The L-shaped kitchen/dining/family room and the separate living room make the most of inside/outside access with their French doors. There's also a utility room, downstairs WC and home office. Upstairs, there's a grand en-suite master bedroom, a Jack and Jill en-suite for bedrooms two and three and a family bathroom for bedrooms four and five. Built-in storage on both floors has also been included in the design.

Llys Illtern is a quiet street perfectly tucked away off Llantrisant Road and is located a stone's throw away from Creigiau. There is also fantastic public transport links to and from Cardiff City Centre via Bus. It is also placed within easy access of the M4. Internal viewings are highly recommended!



### Entrance Hall

Entered via a double-glazed composite front door, tiled floor, built-in cupboard, vertical radiator, stairs to the first floor.

### Lounge 13'7 x 15'3

Double glazed French doors to the rear garden and double glazed window to the side, radiator.

### Sitting Room/Office 7'7 x 11'1

Double-glazed window to the front, radiator.

### Kitchen 20'8 max x 21'5 max

Double glazed window to the side and rear and double glazed French doors

leading to the garden, kitchen fitted with a range of wall and base units with marble worktop over, integrated fridge, freezer, dishwasher, wine fridge, a four ring electric hob with cooker hood above and double oven and grill, tiled floor, vertical radiator and additional radiator, door to hallway.

### Utility Room 5'5 x 6'3

Double glazed window to the side, marble worktop, inset sink, integrated washer/dryer, radiator, tiled floor, door to cloakroom and door to garage.

### Cloakroom

Fitted with w.c, wash hand basin, extractor fan, radiator, tiled walls and floor.

### First Floor Landing

Stairs rise up from the hall with wooden handrail and spindles, access to loft space, a built-in cupboard, double glazed window.

### Bedroom One 17'3 x 14'5

Double-glazed window to the side and front, radiator, feature wood headboard, spotlights, built-in cupboard, luxury vinyl floor.

### En Suite 7' x 5'6

Double obscure glazed window to the side, fitted with a four piece suite in white comprising shower in recess, bath, w.c and wash hand basin, heated towel rail, tiled walls, vinyl floor.

### Bedroom Two 10'1 x 9'2

Double-glazed window to the side, radiator.

### Bedroom Three 10'1 x 11'5

Double glazed window to the rear, radiator, door to Jack and Jill bathroom.

### Jack and Jill Bathroom 8'8 x 4'7

Double obscure glazed window to the rear, shower in recess with Mira shower, w.c and wash hand basin, heated towel rail, extractor fan, tiled wall, vinyl floor.

### Bedroom Four 15'2 x 9'10

Double glazed window to the front, radiator.



### **Bedroom Five 9' x 8'5**

Double-glazed window to the front, radiator.

### **Bathroom 11'10 max x 5'6 max**

Double obscure glazed window to the rear, a four piece suite comprising bath, shower, w.c and wash hand basin, heated towel rail, tiled walls, vinyl floor.

### **Rear Garden**

Enclosed rear garden with fencing and brick wall, lawn, patio, gate to front and side.

### **Garage 17'4 x 19'3**

Integral double garage with up and over doors to the front, double glazed door, Ideal gas boiler. The

measurements do not take into account the door width..

### **Front**

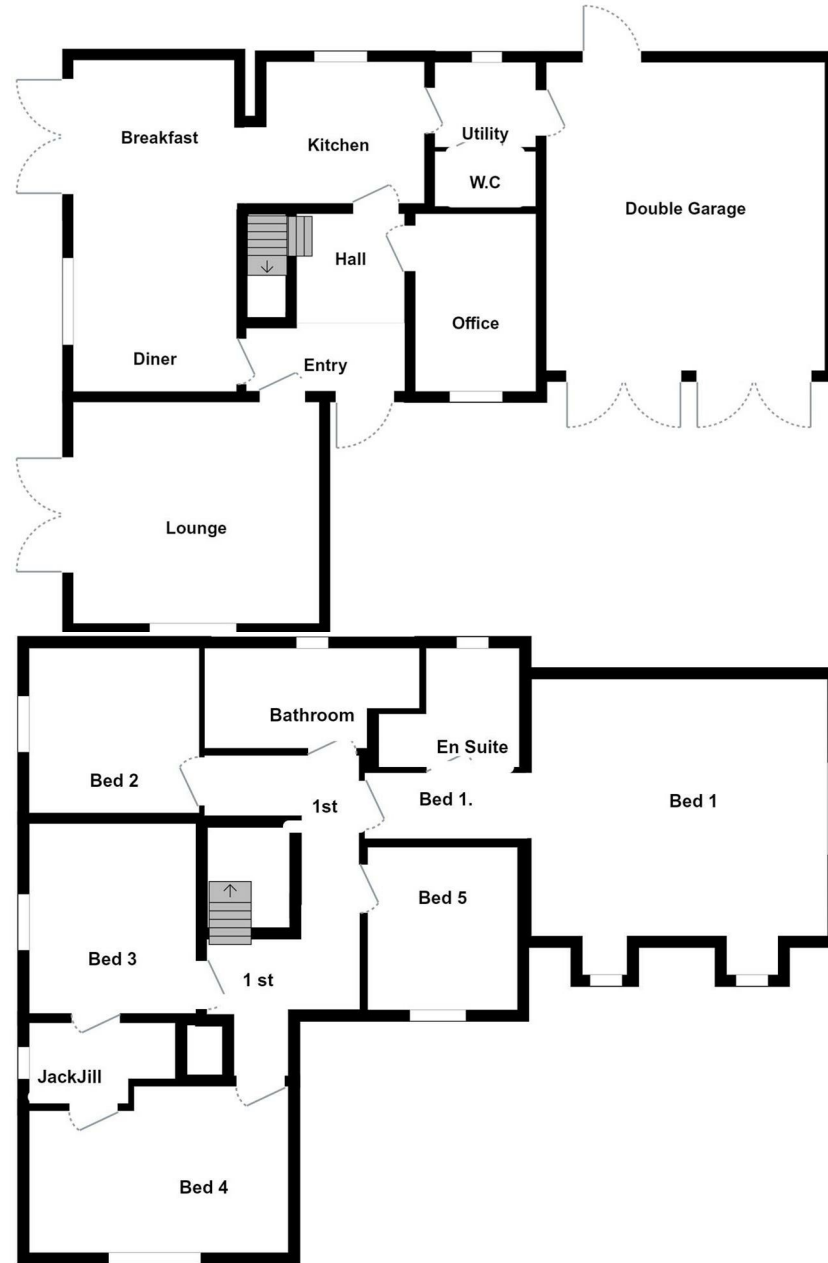
Driveway, a path to the side leading to the rear, lawn, outside light, path to the front door.

### **Tenure**

We have been advised by the seller that the property is freehold and the council tax band is H



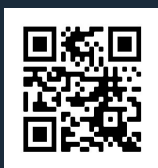




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.