

52 Dol Glaswg,

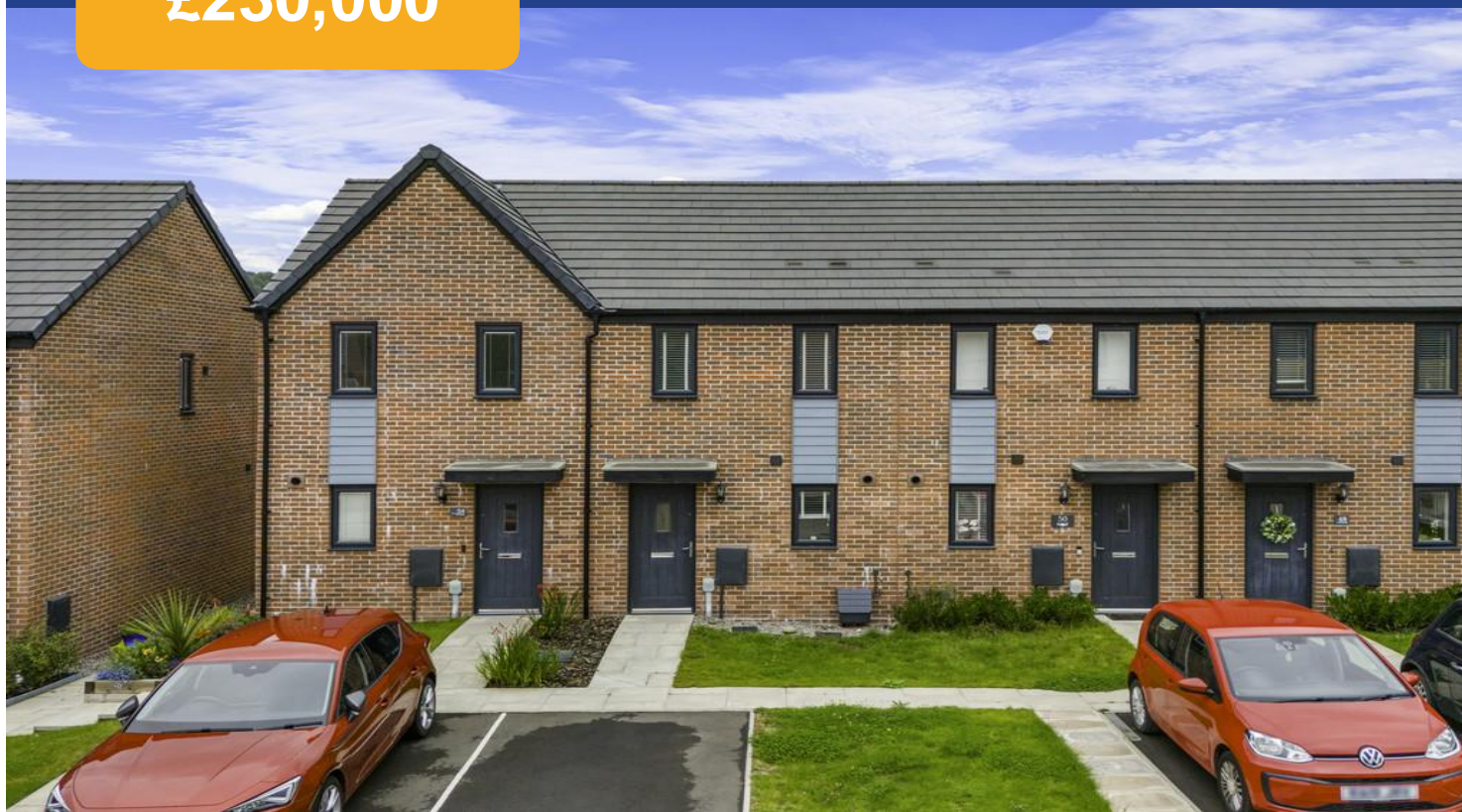
Capel Llanilltern, Cardiff, CF5 6GJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£230,000



mid terraced property



Property Description

An immaculately presented, two bedroom, mid terraced property. Entrance hallway, modern lounge, kitchen/dining room and cloakroom. To the first floor are two double bedrooms and a modern family bathroom. Driveway and garden to front. Rear garden well maintained with artificial lawn and patio area. Access to rear of the property via timber gate. EPC Rating: B

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in Capel Llanilltem which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

ENTRANCE HALLWAY

Entered via a composite door, LTV flooring, radiator. Painted staircase with runner. Door to kitchen/dining room.

LOUNGE/KITCHEN

22' 1" x 8' 8" (6.74m x 2.66m)
A spacious open plan lounge/dining/kitchen area. Contemporary, beautifully decorated lounge area. Patio door leading into the well maintained rear garden. Appointed along two walls, modern white eye and low level cupboards beneath laminate worktops with black handles. One and a half bowl stainless steel sink with mixer tap, integrated electric hob, oven, extractor fan. Space for fridge freezer. Concealed ideal logic combi boiler. Breakfast bar. Quality LVT flooring. Spotlights. Two radiators. Under-stairs storage cupboard. Window to front. Door to cloakroom.

CLOAKROOM

5' 4" x 2' 10" (1.63m x 0.88m)
Modern white suite; low level WC, wash hand basin, extractor fan, tiled splashback, radiator. LVT flooring.

FIRST FLOOR

LANDING

A light, airy landing space, wooden, painted banister. Doors leading bedrooms to all rooms.

BEDROOM ONE

10' 1" x 7' 9" (3.097 (to wardrobes)m x 2.38m)

A good sized double bedroom with space for wardrobes, radiator. Window overlooking the rear garden.

FAMILY BATHROOM

6' 0" x 5' 6" (1.83m x 1.70m)
A modern white suite; low level WC, pedestal wash hand basin, bath with chrome mixer tap, chrome shower, tiled splashbacks and flooring. Extractor fan. Radiator.

BEDROOM TWO

12' 0" x 7' 7" (3.68m x 2.33m)
A second, immaculately presented double bedroom. Radiator. Two windows to front.

OUTSIDE

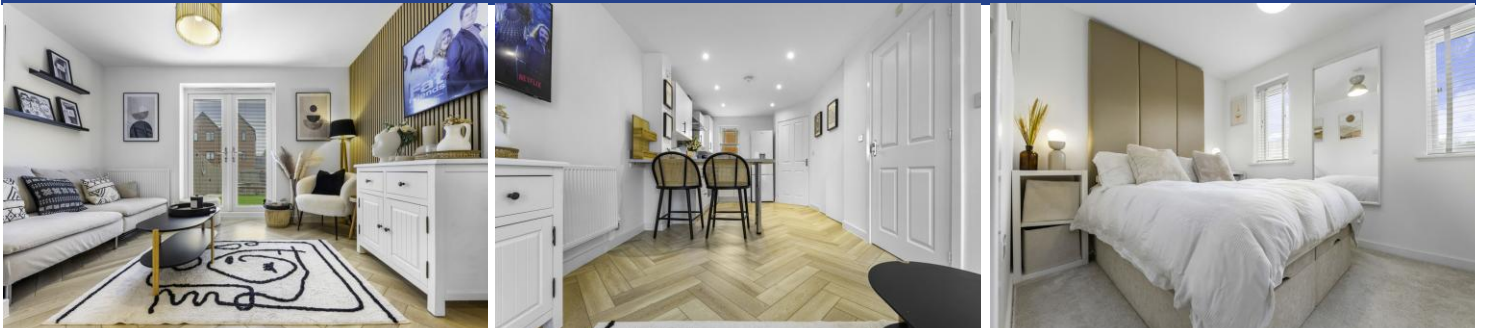
REAR GARDEN

A well maintained rear garden bordered by a timber fence. Astro turf area and paved patio area. Gate to rear for access.

FRONT

Laid to lawn with planted, pebbled area. Paved pathway. Tarmac driveway for one vehicle.

52 Dol Glaswg,
Capel Llanilltern, Cardiff, CF5 6GJ



52 Dol Glaswg, Capel Llanilltern, Cardiff, CF5 6GJ

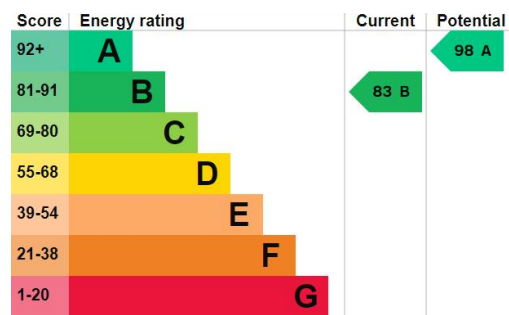
GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA - 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2024



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mg.y.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.