



**54 CLOS RHYS MEURUG**  
**CAPEL LLANILLTERN**  
**CARDIFF CF5 6GA**

OFFERS IN EXCESS OF  
**£455,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**2**

**\*\* BEAUTIFULLY PRESENTED - FOUR BEDROOM DETACHED \*\* LANDSCAPED GARDEN \*\* LARGE GARAGE \*\*** A beautifully presented, show home standard four bedroom detached 'Mayfair' style family home built in 2021 by Charles Church. Entrance hallway, cloakroom, large lounge, study/playroom, large kitchen/diner and family room with modern fitted kitchen including quartz worktops and integrated appliances. To the first floor is a large landing area, four bedrooms, primary bedroom with quality ensuite and a separate quality family bath and shower room. Gas central heating, double glazing. Landscaped rear garden with large paved patio leading onto an area of lawn. Long driveway to side leading to the larger than normal garage. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: TBC**

**FLOOR AREA APPROX: 1350 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in Capel Llanilltern 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

Approached via a composite entrance door leading to the long hallway. Quality matte finish marble tiled flooring. Staircase to first floor. Radiator.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Quality matte finish marble tiled flooring. Radiator.

#### STUDY/PLAYROOM

10' 1" x 8' 3" (3.08m x 2.54m)  
Overlooking the entrance approach, radiator.

#### LOUNGE

16' 6" x 12' 3" (5.04m x 3.74m)  
With two windows to front, an excellent sized primary reception. Radiator.

#### KITCHEN/DINER/FAMILY ROOM

25' 6" x 11' 3" (7.79m x 3.44m)  
Well appointed along three sides in matte finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated dishwasher. Integrated fridge freezer. Integrated washer dryer. Matching range of eye level wall cupboards. Concealed ideal logic combi gas central heating boiler. Quartz upstand splashback. Window overlooking the rear garden. Large area for family seating and dining with two sets of french doors opening to the rear garden. Fitted blinds to french doors. Quality matte finish marble tiled flooring.

#### FIRST FLOOR

##### LANDING

Approached via a full turning staircase leading to the large central landing area. Access to roof space. Large linen storage cupboard. Window to side.

##### BEDROOM ONE

12' 1" x 12' 0" (3.70m x 3.66m)  
An excellent sized primary bedroom with french door opening to glass panelled Juliet balcony, additional window to front. Fitted wardrobes to one side with sliding mirror fronts. Radiator. Door to ensuite shower room.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome twin head 'Mira' shower. Full wall tiling. Tiled flooring. Extractor fan. Obscured glass window to front. Chrome heated towel rail.

##### BEDROOM TWO

14' 8" x 9' 0" (4.48m x 2.76m)  
Overlooking the delightful rear garden, an excellent sized second double bedroom. Radiator.

##### BEDROOM THREE

10' 5" x 9' 0" (3.20m x 2.75m)  
Aspect to rear, a third double bedroom. Radiator.



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## BEDROOM FOUR

10' 1" x 7' 2" (3.09m x 2.19m)

Aspect to front, a good sized fourth bedroom. Built in wardrobe. Radiator.

## FAMILY BATH AND SHOWER ROOM

8' 9" x 6' 5" (2.67m x 1.96m)

A quality white suite comprising low level wc, wash hand basin, panelled bath, shower cubicle with 'Mira' shower. Wall tiling to splash back areas and along half height. Tiled flooring. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A beautifully landscaped rear garden enjoying a south facing aspect. With large porcelain tiled patio leading onto an area of lawn. Outside tap. Power outlet. Access to side.

### FRONT GARDEN

Slate chippings and inset shrubs. Paved pathway to front door.

### DRIVEWAY

Long driveway to side leading to garage.

### GARAGE

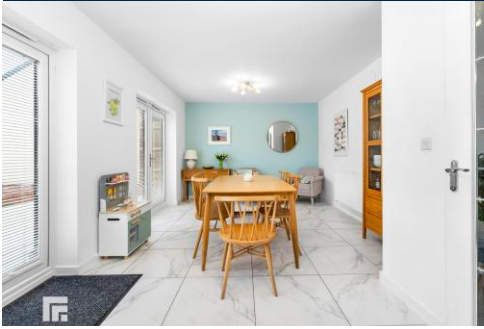
17' 11" x 15' 2" (5.48m x 4.63m)

A garage and a half. With up and over access door. Power and lighting.



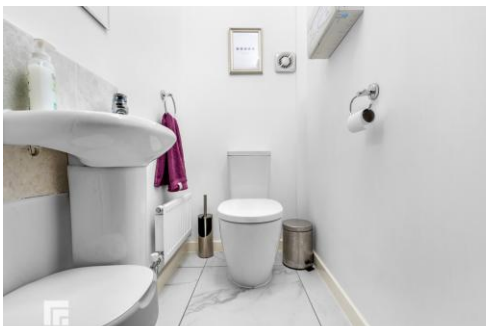
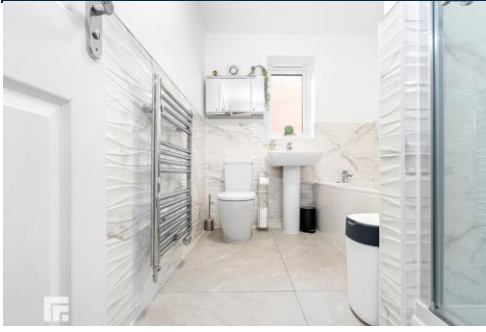


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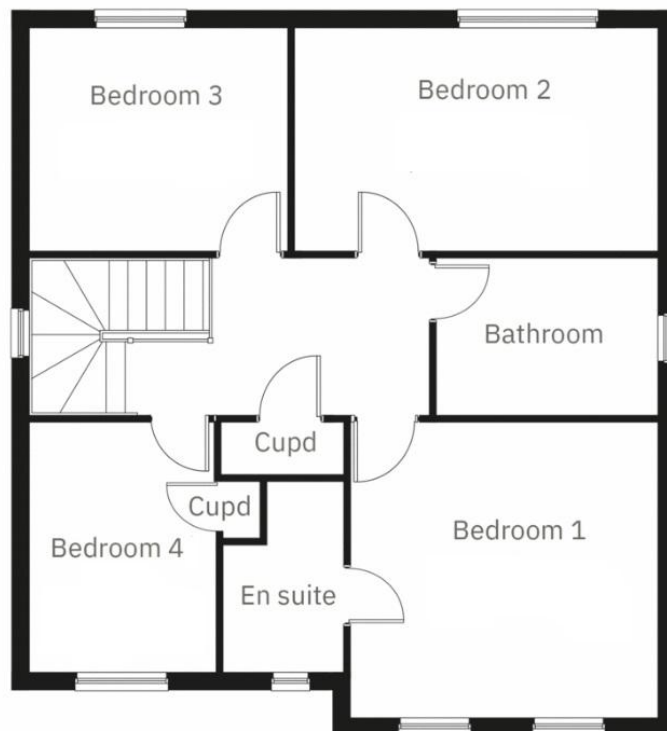
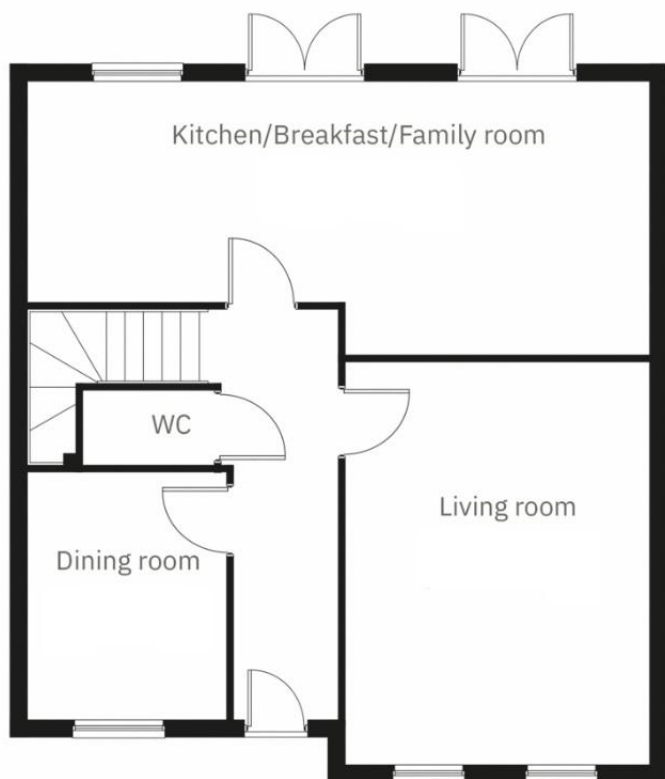




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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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