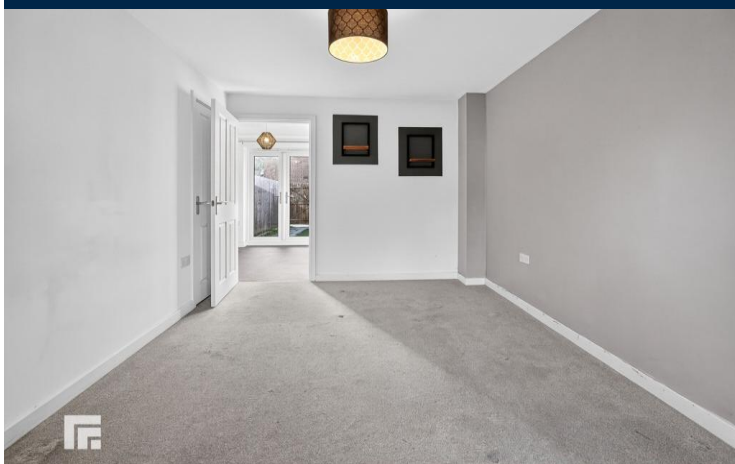




15 LLYS ILLTERN
CAPEL LLANILLTERN
CARDIFF CF5 6GB

OFFERS IN EXCESS OF
£240,000



SEMI-DETACHED PROPERTY



2



1



2



1

**** BEAUTIFULLY PRESENTED SEMI-DETACHED HOME ** TWO DOUBLE BEDROOMS ** PARKING FOR 4 VEHICLES ** SUNNY REAR ASPECT ** NO CHAIN**** A beautifully presented two double bedroom modern semi detached family home in a convenient location. Entrance hallway, cloakroom, lounge with understairs storage, modern fitted kitchen and dining room with french doors to rear garden. To the first floor there are two double bedrooms and a modern family bathroom with shower. Gas central heating, double glazing. Delightful south westerly facing artificial lawned rear garden, driveway to rear with parking for a number of vehicles. EPC Rating: B

LOCATION

The property is situated in Capel Llanilltarn 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 HALL

Approached via a composite entrance front door leading to the entrance hallway, radiators and staircase to first floor.

CLOAKROOM

White suite comprising low level wc, wash hand basin, tiled splash back, obscure glass window to front. Radiator.

LOUNGE

15' 1" x 9' 5" (4.62m x 2.89m)

Overlooking the entrance approach, a good sized principal reception, understairs storage cupboard and radiator. Door kitchen & dining room.

KITCHEN AND DINING ROOM

12' 9" x 8' 0" (3.89m x 2.46m)

Modern fitted kitchen, appointed along three sides in light fronts beneath round nosed laminate worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset 4 ring gas hob with cooker hood above, oven below, plumbing for washing machine, space for fridge freezer, matching range of eye level wall cupboards, window to rear, concealed ideal logic combi gas central heating boiler, ample space for family dining table, radiator and french doors to rear garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 613 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space.

BEDROOM ONE

11' 1" x 8' 2" (3.38m x 2.50m)

Overlooking the rear garden, a good sized principal double bedroom, fitted wardrobes to one side with sliding mirror fronted doors. Radiator.

BEDROOM TWO

12' 9" x 8' 5" (3.91m x 2.57m)

With two windows to front, a second double bedroom, built out storage cupboard and radiator.

FAMILY BATHROOM

6' 3" x 5' 7" (1.92m x 1.71m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, wall tiling to splash back areas, extractor fan, obscure glass window to side and radiator.

OUTSIDE

REAR GARDEN

Enjoying a south westerly facing aspect. Comprising area of artificial lawn, paved pathways, enclosed by timber fencing and brick built wall. Timber gate leading to rear driveway.

FRONT GARDEN

With decorative slate chippings to front, paved pathway to front door.

PARKING

Driveway to the rear. Please note the driveway is the one to the right.

ADDITIONAL INFORMATION

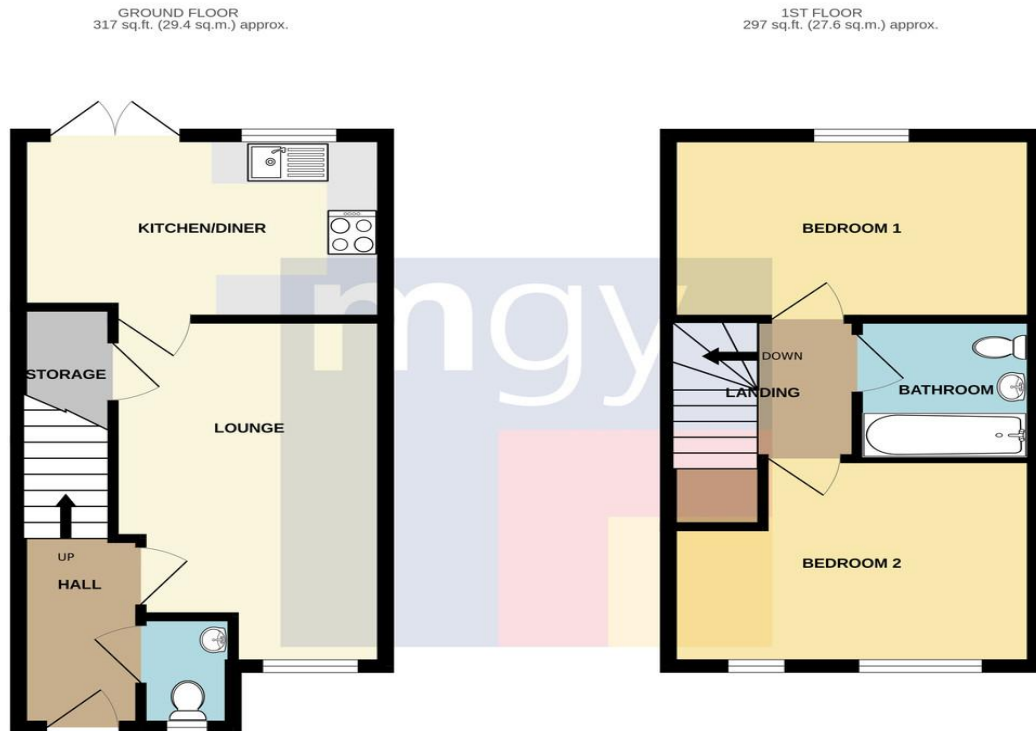
Service charge: site management charge of approx. £45 per quarter.



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TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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