



**9 GWERN CATHERINE**  
**CAPEL LLANILLTERN**  
**CARDIFF CF5 6GD**

ASKING PRICE OF  
**£230,000**



### MID TERRACE HOUSE



**2**



**1**



**2**



**1**

## **\*\* MID TERRACE TWO BEDROOM**

**PROPERTY \*\*** A well presented two bedroomed mid terrace property. Entrance hallway, modern lounge/kitchen/dining room and cloakroom. To the first floor are two double bedrooms and a modern family bathroom. Front garden. Well maintained rear garden with patio area and shed. Access to rear allocated parking space via timber gate. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

### **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 APPROACH**

Entered via a composite door, LTV flooring. Door to kitchen/lounge. Radiator.

### **LOUNGE/KITCHEN/DINER**

12' 1" x 22' 2" (3.69m x 6.77m)

A spacious open plan lounge/dining/kitchen area. Patio door leading to the well maintained rear garden. Appointed along two walls a range of white base and eye level units beneath laminate worktops. One and a half bowl stainless steel inset sink with drainer and mixer tap. Integrated gas hob, oven below, extractor fan. Integrated fridge freezer. Integrated washing machine. Concealed ideal combi boiler. Breakfast bar. Quality LVT flooring. Two radiators. Under-stair storage. Window to front. Door to cloakroom.

### **CLOAKROOM**

5' 6" x 2' 9" (1.68m x 0.85m)

Modern white suite comprising of low level wc, wash hand basin, extractor fan, tiled splash back. Radiator.

### **FIRST FLOOR**

### **LANDING**

Approached via a quarter turning staircase, leading to central landing area. Doors leading to all bedrooms. Loft access.

### **BEDROOM ONE**

12' 2" x 7' 9" (3.73m x 2.37m)

A good sized primary bedroom overlooking the rear garden. Radiator.

### **BEDROOM TWO**

12' 2" x 7' 8" (3.73m x 2.34m)

Another good sized double bedroom with two windows overlooking the front approach. Radiator.

### **FAMILY BATHROOM**

6' 0" x 5' 6" (1.85m x 1.69m)

A modern suite comprising of low level wc, pedestal wash hand basin, panelled bath with chrome mixer tap and chrome shower. Tiled splashback areas. Laminate flooring. Extractor fan. Recessed spotlights. Radiator.

### **OUTSIDE**

### **REAR GARDEN**

A well maintained rear garden bordered by timber fence. Area of lawn with inset shrubbery. Paved patio leading to gate to rear for access. Leading to one parking space.

### **FRONT GARDEN**

Laid to lawn with planted shrubbery. Paved pathway.

### **PARKING**

One parking space to the rear.



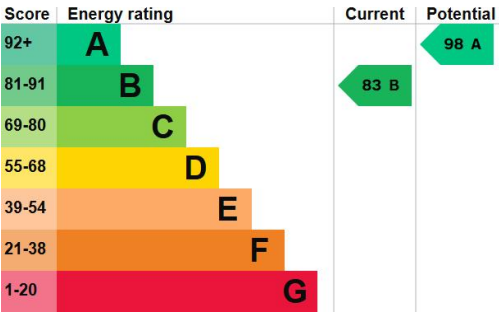


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FLOORPLAN TO FOLLOW



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