



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

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.

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 541 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

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

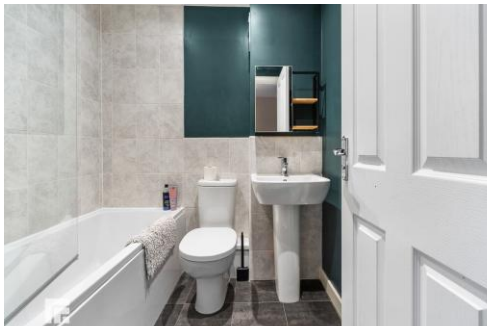
Laid to lawn with planted shrubbery. Paved pathway.

PARKING

One parking space to the rear.

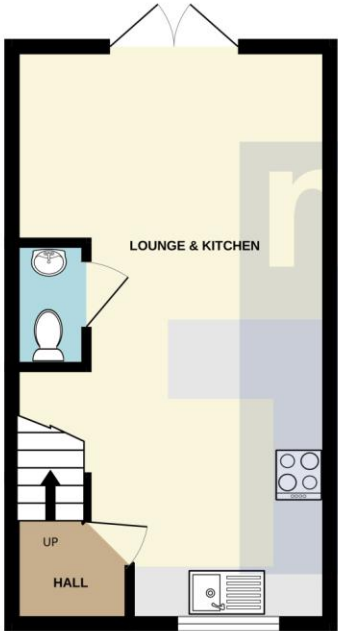


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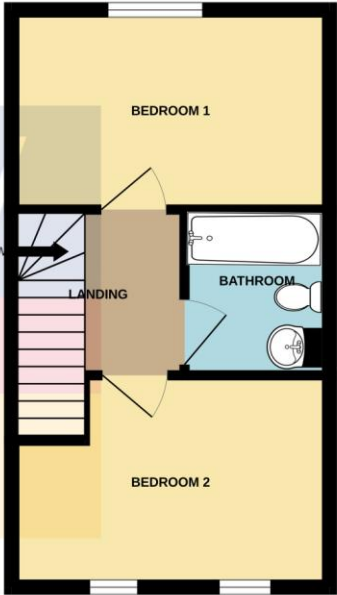


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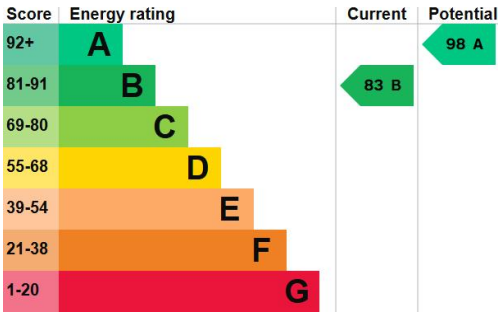
GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



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 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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RADYR 029 2084 2124

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



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