



Rhodfa leuan, Capel Llanilltern Cardiff CF5 6GG

welcome to

Rhodfa Ieuan, Capel Llanilltern Cardiff

A beautifully presented two-bedroom home featuring a modern open-plan kitchen/reception room with integrated appliances. Benefiting from a ground floor WC, low-maintenance rear garden, and sheltered car port parking, this property is ideally suited to first-time buyers or downsizers.



Entrance Hall

Entrance hall fitted with vinyl flooring and a radiator, providing a practical and low-maintenance entrance to the home. Additional features include a thermostat, fuse board, electric points, and carpeted stairs rising to the first floor.

Kitchen/Reception Room

21' 4" Max x 12' 2" Max (6.50m Max x 3.71m Max)

The kitchen is fitted with a range of wall and base units complemented by a sink and drainer, integrated fridge and freezer, built-in oven, electric hob, and extractor hood. Additional features include splashback tiling, vinyl flooring, spotlights, a double glazed window to the front aspect, and useful understairs storage. The open-plan layout provides ample space for dining and everyday living.

Reception Room - Open plan to the kitchen, the reception area offers a comfortable living and dining space with vinyl flooring throughout. Patio doors provide access to the outside and allow plenty of natural light, while two radiators, including a contemporary vertical radiator, ensure year-round comfort. Additional features include access to the ground floor WC and multiple power points.

Downstairs Toilet

Fitted with a WC and hand wash basin with tiled splashback, this convenient ground floor cloakroom is finished with practical vinyl flooring. Additional features include a radiator and extractor fan.

Landing

Carpeted landing providing access to all first-floor rooms. The space also benefits from loft access and conveniently placed power points.

Bedroom One

12' 2" Max x 7' 10" Max (3.71m Max x 2.39m Max)

A well-proportioned principal bedroom featuring a built-in wardrobe with mirrored sliding doors, providing excellent storage. The room is finished with carpeting and benefits from a radiator, multiple power points, and a double glazed window overlooking the rear aspect.

Bedroom Two

12' 3" Max x 7' 10" Max (3.73m Max x 2.39m Max)

A comfortable double bedroom benefiting from two double glazed windows to the front aspect. The room is finished with carpeting and features a radiator, multiple power points, and a built-in storage cupboard, providing useful additional storage space.

Bathroom

5' 11" Max x 5' 9" Max (1.80m Max x 1.75m Max)

The bathroom is fitted with a panelled bath featuring an overhead shower and glass shower screen. Finished with vinyl flooring and partly tiled walls, the room also includes a WC, hand wash basin, heated towel rail, and extractor fan.

Rear Garden

The rear garden has been designed for ease of maintenance, featuring an artificial lawn and a paved seating area. The garden also benefits from a useful storage shed, providing space for gardening equipment and household items.

Car Port

A sheltered car port positioned to the side of the property, providing convenient off-road parking for two vehicles. The car port also benefits from gated side access to the rear garden.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Rhodfa Ieuan, Capel Llanilltern Cardiff

- Modern open-plan kitchen/reception room
- Ground floor WC
- Low-maintenance rear garden
- Two double bedrooms
- Sheltered car port & off-road parking

Tenure: Freehold EPC Rating: B
Council Tax Band: C

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108248 - 0007

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029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN



allenandharris.co.uk