



CLOS RHYS MEURUG
CAPEL LLANILLTERN
CARDIFF CF5 6GA

ASKING PRICE OF
£485,000



DETACHED PROPERTY



4



2



3



2

**** BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED ** DELIGHTFUL SOUTH FACING REAR GARDEN ** LARGE GARAGE **** A bright and well presented, four bedroom detached family house on a modern and sought after development. Entrance hallway, cloakroom, large lounge, study/sitting room, spacious kitchen/dining and family room with integrated appliances and granite worktop surfaces. To the first floor is a large landing with storage, four good sized bedrooms each with wardrobes, primary bedroom with ensuite shower room and a quality family bath and shower room. Gas central heating. Double glazed windows. Immaculately presented rear garden comprising paved patio areas and lawn. Long driveway leading to the large garage. EPC rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

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 HALLWAY

Approached via a composite entrance door leading to the the entrance hallway. Staircase to first floor. Amtico flooring. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Wall tiling to half height. Amtico flooring. Extractor fan. Radiator.

LOUNGE

16' 6" x 12' 2" (5.04m x 3.73m)
With two windows to front, an excellent sized primary reception. Radiator.

STUDY/SITTING ROOM

10' 1" x 8' 4" (3.09m x 2.56m)
Overlooking the entrance approach. Radiator.

KITCHEN/DINING AND FAMILY ROOM

25' 6" x 11' 3" (7.78m x 3.43m)
An excellent sized kitchen/dining and family room with modern fitted kitchen well appointed along three sides in light high gloss fronts beneath granite worktops. Inset 1.5 bowl sink with worktop side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Ample space for family dining table and seating. Two sets of French doors and window to rear. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the large central landing area. Access to roof space (boarded with pull-down ladder). Large storage cupboards with shelving. Window to side.

BEDROOM ONE

12' 1" x 12' 0" (3.70m x 3.68m)
An excellent sized primary bedroom with Upvc double glazed door opening to a glass framed Juliet balcony along with an additional window to front. Fitted wardrobes with sliding mirrored fronts. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Full wall tiling. Obscured glass window to front. Radiator.

BEDROOM TWO

12' 10" x 9' 1" (3.93m x 2.78m)
An excellent sized second bedroom with window to rear. Fitted wardrobes to one side with sliding mirrored doors. Radiator.

BEDROOM THREE

10' 5" x 9' 0" (3.19m x 2.75m)
Overlooking the delightful rear garden, a third double bedroom. Fitted wardrobes with sliding mirrored doors. Radiator.

BEDROOM FOUR

10' 2" x 7' 1" (3.11m x 2.17m)
Overlooking the entrance approach, a good sized fourth bedroom. Built in wardrobe. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 7" x 6' 1" (2.63m x 1.87m)
Modern white suite comprising low level wc, wash hand basin, panelled bath, shower cubicle with 'Mira' shower above. Full wall tiling. Obscured glass window to side. Extractor fan. Radiator.



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OUTSIDE

REAR GARDEN

An exceptional south facing rear garden with large paved patio leading onto the lawned rear garden with a variety of inset shrubs and plants to borders. Paved patio sun terrace located to the rear of the garden. Enclosed by timber fencing. Timber gate leading to side.

FRONT GARDEN

Loose slate chippings and paved pathway to front door. Long and wide driveway to side leading to garage. Paved pathway to side gate.

GARAGE

17' 10" x 15' 2" (5.45m x 4.63m)

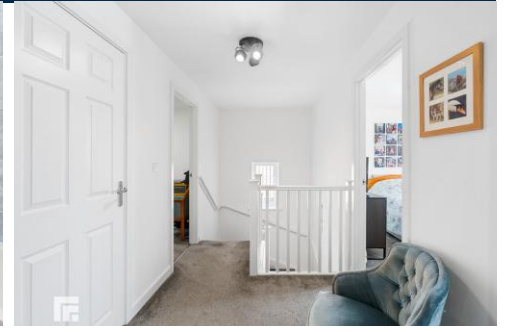
A garage and a half. With up and over access door. Power and lighting.



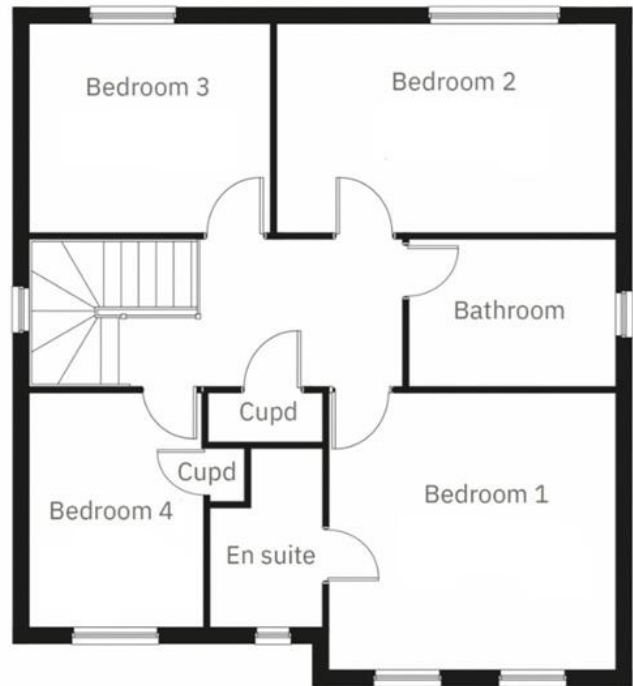
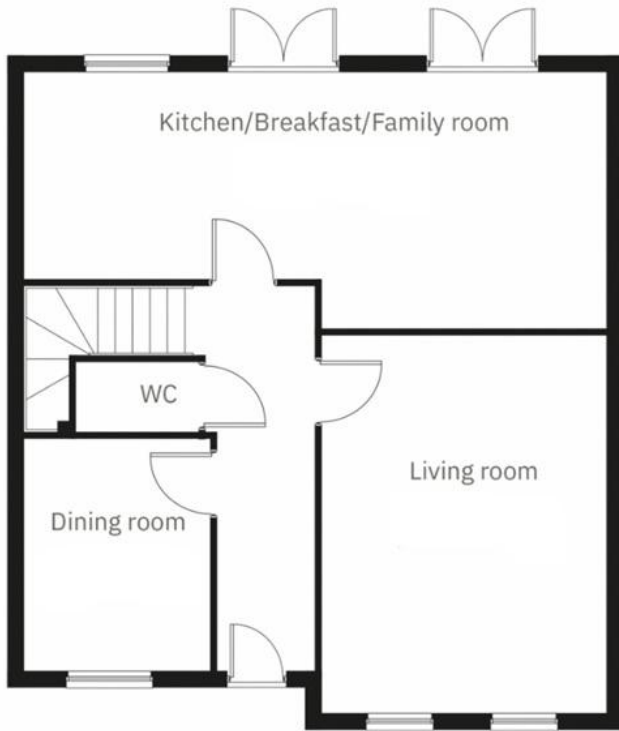
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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