



Llys Illtern, Capel Llanilltern Cardiff CF5 6GB

welcome to

Llys Illtern, Capel Llanilltern Cardiff

A well-presented four bedroom detached home located in Capel Llanilltern, offering versatile living space, off-road parking with garage, and an enclosed rear garden. Conveniently positioned for transport links, local amenities, and access into Cardiff.



Entrance Hall

The entrance hall has a tiled floor and provides access to the reception rooms, the kitchen diner, and the staircase to the upper floor. Features include a radiator and power points, offering a practical and functional entrance to the home.

Reception Room One

13' 5" Max x 10' 9" Max (4.09m Max x 3.28m Max)

Features parquet flooring and a front-facing double-glazed window, allowing for good natural light. The room is well suited to everyday living, with a radiator, power points, and an internet connection.

Reception Room Two

10' 10" Max x 10' 1" Max (3.30m Max x 3.07m Max)

Reception Room Two is carpeted and includes a front-facing double-glazed window. The space is fitted with a radiator and power points.

Kitchen / Dining Room

20' 11" Max x 9' 10" Max (6.38m Max x 3.00m Max)

The kitchen dining room has a tiled floor and offers space for both cooking and dining. It is fitted with worktops, wall and base units, a sink with drainer, and a range of appliances including an oven, hob with splashback, extractor fan, fridge, freezer, and dishwasher. A rear-facing double-glazed window and double-glazed patio doors provide natural light and access to the garden. Additional features include a radiator and ample power points.

Utility Room

8' 5" Max x 6' 7" Max (2.57m Max x 2.01m Max)

The utility room is finished with tiled flooring and includes a radiator, power points, and space for a washing machine. It also houses the fuse board, providing a practical area for everyday household tasks.

Wc

The ground floor WC features a tiled floor with partly tiled walls. It is fitted with a WC and hand-wash basin, along with a radiator. A side-facing privacy double-glazed window.

Landing

The landing offers a good-sized, carpeted space with access to all first-floor rooms. It features a side-facing double-glazed window for natural light, along with power points and loft access. An airing cupboard provides useful storage, making this a practical and well-connected area of the home.

Bedroom One

11' 4" Max x 11' Max (3.45m Max x 3.35m Max)

Bedroom One is carpeted and benefits from built-in storage cupboards. The room includes a radiator, power points, and a rear-facing double-glazed window over looking the garden. There is also direct access to the en suite.

En Suite

6' 5" Max x 6' 1" Max (1.96m Max x 1.85m Max)

The en suite is finished with vinyl flooring and partly tiled walls, with the shower area fully tiled. It includes a WC, hand-wash basin, and a heated towel rail, along with an extractor fan and rear-facing privacy double-glazed window.

Bedroom Two

11' 10" Max x 11' 7" Max (3.61m Max x 3.53m Max)

Carpeted and includes built-in storage cupboards. The room is fitted with a radiator and power points and features a front-facing double-glazed window.

Bedroom Three

9' 10" Max x 9' 8" Max (3.00m Max x 2.95m Max)

Carpeted and includes a radiator and power points. A front-facing double-glazed window.

Bedroom Four

9' 10" Max x 7' 9" Max (3.00m Max x 2.36m Max)

carpeted and includes a radiator and power points. A front-facing double-glazed window.

Bathroom

8' 2" Max x 6' 5" Max (2.49m Max x 1.96m Max)

The bathroom is finished with vinyl flooring and partly tiled walls. It is fitted with a bath with an overhead shower, WC, and hand-wash basin, along with a heated towel rail, extractor fan and a rear-facing privacy double-glazed window.

Front Garden

The front garden includes a driveway and garage, with the addition of an electric vehicle charging point. A paved walkway leads to the front entrance, alongside a lawned area. There is also gated side access providing a route through to the rear garden.

Rear Garden

The rear garden is fully enclosed, paved patio area with a central lawn and with raised timber planters.

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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welcome to

Llys Illtern, Capel Llanilltern Cardiff

- Four bedroom detached family home
- Driveway and garage providing off-road parking
- Electric vehicle charging point
- Main bedroom with en suite shower room
- Family bathroom and ground floor WC

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108152 - 0013

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