



Gwern Catherine, Capel Llanilltern Cardiff CF5 6GD

welcome to

Gwern Catherine, Capel Llanilltern Cardiff

Modern and well-presented two-bedroom semi-detached home in the popular Capel Llanilltern. Featuring a bright lounge, kitchen/diner, downstairs W/C, a bathroom and two bedrooms. Benefits include a large rear garden, allocated parking and excellent access to local amenities.



Entrance Hall

Access to downstairs and upstairs, radiator, wood effect flooring, electric point, fuse box.

Kitchen / Dining Area

22' Max x 12' 1" Max (6.71m Max x 3.68m Max)

Double glazed window to front, sink and drying unit. Wall and base units with counter tops, oven, hob and extractor fan, boiler. Under stairs storage. Two radiators, electric points Access to downstairs WC and double glazed doors to garden.

Downstairs Wc

5' 4" Max x 2' 6" Max (1.63m Max x 0.76m Max)

WC, radiator, wood effect flooring, hand wash basin with tiled splash back, extractor fan.

Landing

Access to all upstairs rooms and boarded loft, electric points.

Bedroom One

7' 7" Max x 12' 2" Max (2.31m Max x 3.71m Max)

Double glazed window to rear, electric points, Internet point, radiator, carpeted.

Bedroom Two

12' 1" Max x 7' 6" Max (3.68m Max x 2.29m Max)

Electric points, Internet point, double glazed windows to front, carpeted, radiator.

Bathroom

Tiled walls, bath with over head shower, double glazed privacy window to side, WC, hand wash basin with tiled splash back, radiator, vinyl flooring, extractor fan.

Rear Garden

Artificial turf, shed with power, water tap, external power, partially paved, wooden fencing, steps to parking space at back of property, south facing garden.



view this property online allenandharris.co.uk/Property/CRP107953



welcome to

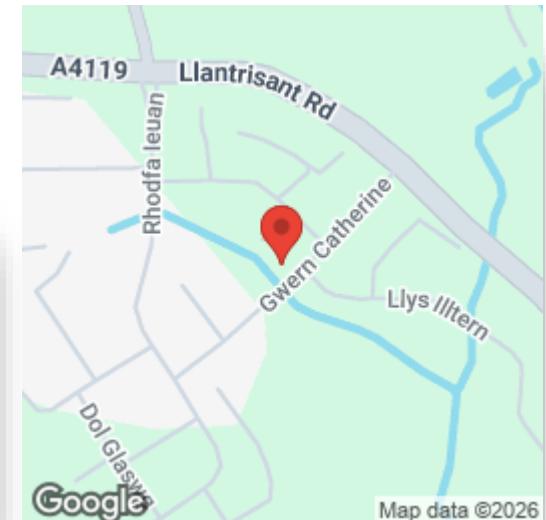
Gwern Catherine, Capel Llanilltern Cardiff

- Modern kitchen-diner
- Two double bedrooms
- Private south facing rear garden
- Minimal maintenance slated front and Astro rear gardens
- Downstairs WC

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£235,000



view this property online allenandharris.co.uk/Property/CRP107953

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CRP107953 - 0007



029 2022 5700



Pontcanna@allenandharris.co.uk



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



allenandharris.co.uk