



11 Cilffordd Y Coed, Capel Llanilltern

£240,000 Freehold

An immaculately presented two double bedroom end link (being one of three) family home in a modern sought after development. Entrance hallway, cloakroom, spacious lounge and kitchen with french doors to the rear garden.

To the first floor are two double bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. South westerly facing rear garden laid mainly to lawn with timber storage shed. Two car driveway

to front. EPC Rating: B

Council Tax band: C

Tenure: Freehold

Entrance Hallway

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

Lounge and Kitchen

22' 2" x 12' 1" (6.76m x 3.69m)

Well appointed along three sides in paneled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Space for fridge freezer. Matching range of eye level wall cupboards. Cupboard housing the 'Ideal combi' gas central heating boiler. Worktop breakfast bar area. Under stairs recess. A good sized lounge area with French doors opening to the rear garden. Two radiators. Door to cloakroom.

Cloakroom

Quality white suite comprising low level wc and wash hand basin. Extractor fan. Radiator.

First floor landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

Bedroom one

12' 4" x 7' 9" (3.77m x 2.37m)

Overlooking the delightful lawned rear garden, a good sized primary bedroom. Radiator.

Bedroom two

12' 5" x 7' 8" (3.78m x 2.34m)

A good sized second double bedroom. Two windows to front. Radiator.

Family bathroom

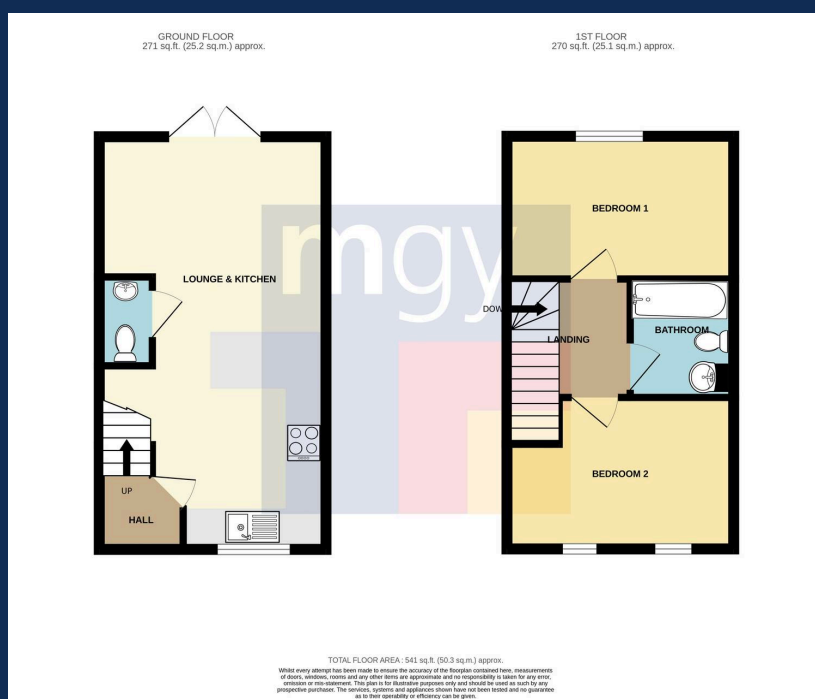
6' 0" x 5' 7" (1.84m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, paneled bath with 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back areas. Extractor fan. Obscured glass window to side. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





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