





3 Cilffordd Y Coed, Capel Llanilltern

£235,000 Freehold

An immaculately presented, Mid-terraced property with two double bedrooms. Entrance hallway, modern open plan lounge/kitchen/breakfast room and WC. To the first floor; primary bedroom, second double bedroom and family bathroom. South-Westerly facing, fully enclosed, well maintained rear garden. Parking space. EPC Rating: B

Council Tax band: C

Tenure: Freehold

Entrance Hallway
Entered via a modern composite door, a welcoming hallway. Radiator. Stairs to first floor. Door to open plan lounge/kitchen/breakfast room.

Open Plan Lounge/Kitchen/Breakfast Bar
22' 3" x 12' 2" (6.77m x 3.71m)
Appointed along two sides, a range of base and eye level cupboards beneath laminate worktops. Inset Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, Integrated four ring gas hob, with integrated oven below, and extractor hood above. Space for fridge/freezer and plumbing for washing machine. Cupboard housing 'IDEAL' combi boiler. Breakfast bar. Lounge area. Double French doors opening into rear garden. Door to WC. Two radiators.

Cloakroom
5' 5" x 2' 11" (1.64m x 0.89m)
Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap. Tiled splashback. Radiator. Extractor fan.

First Floor Landing
Approached via quarter turning staircase to central landing area. Doors to all rooms. Loft access.

Bedroom One
11' 3" x 7' 10" (3.42m x 2.38m)
A good sized bedroom overlooking the rear garden. Radiator.

Bedroom Two
7' 8" x 12' 3" (2.34m x 3.74m)
Another good sized bedroom with two windows to front. Radiator.

Family Bathroom
5' 7" x 6' 0" (1.70m x 1.84m)
A modern white suite comprising of low level wc, pedestal wash hand basin with chrome mixer tap and tiled splashback, panelled bath with chrome shower head, folding glass door, fully tiled splash back. Black heated towel rail. Extractor fan. Quality vinyl flooring.

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.



REAR GARDEN

South westerly facing, fully enclosed via timber fence, rear garden with paved patio slabs leading to an area of lawn. Gate with rear access.

DRIVEWAY

1 Parking Space

Tarmac Parking for one car. Paved patio slabs leading to front door. Decorative stones either side of path.















GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.

1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA

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