



16 CILFFORDD Y COED  
CAPEL LLANILLTERN  
CARDIFF CF5 6GN

ASKING PRICE OF

**£385,000**



### DETACHED HOUSE



**3**



**2**



**3**



**1**

**\*\* BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED \*\* CHOICE PLOT AT THE HEAD OF A PRIVATE DRIVEWAY \*\***  
LANDSCAPED REAR GARDEN \*\* A beautifully presented three bedroom detached family home at the head of a private driveway being arguably one of the best positioned plots on the modern development. Entrance hallway, cloakroom, large lounge with french doors to the rear garden, spacious kitchen & diner and a separate utility room. To the first floor are three good sized bedrooms, the sizeable primary bedroom has an ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazed windows. Landscaped rear garden with porcelain paved patio and artificial lawn, including a large summer house/shed to side. To the front is a low maintenance garden and a two car side by side driveway. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,032 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### UTILITY ROOM

6' 2" x 5' 3" (1.89m x 1.61m)

With units and worktops to one side. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'Ideal Logic' combi gas central heating boiler. Door to rear garden. Quality laminate flooring. Radiator. Door to cloakroom.

#### CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Quality laminate flooring. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the central landing area. Window to rear. Access to part boarded roof space. Radiator. Large storage cupboard over stairs.

##### BEDROOM ONE

18' 5" x 10' 4"(max) (5.63m x 3.17m)

With windows to front and rear, an excellentsized primary bedroom. Two radiators. Door to ensuite.

##### ENSUITE SHOWER ROOM

7' 3" x 3' 10" (2.22m x 1.19m)

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Tiled splash back. Extractor fan. Obscured glass window to front. Radiator.

##### BEDROOM TWO

10' 7" x 6' 6" (3.23m x 2,58m)

Overlooking the entrance approach, quiet private drive and green to front, a good sized second double bedroom. Radiator.

##### BEDROOM THREE

9' 3" x 7' 6" (2.83m x 2.31m)

Overlooking the attractive rear garden. A good sized third bedroom. Radiator.



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## **FAMILY BATHROOM**

7' 1" x 6' 2" (2.18m x 1.90m)

Quality white suite comprising low level wc, wash hand basin and panelled bath. Wall tiling to splash back areas. Obscured glass window to front. Extractor fan. Radiator.

## **OUTSIDE**

### **REAR GARDEN**

A beautifully landscaped rear garden comprising large paved porcelain patio leading onto an area of artificial lawn. Rear raised sleeper border with inset plants and shrubs along with maturing apple tree. Large timber summer house/shed to side. Side access. Outside tap. Outside power point.

### **FRONT GARDEN**

With slate chipping front garden and inset shrubs. Central paved pathway leading to front and side.

## **PARKING**

Two car side by side driveway.



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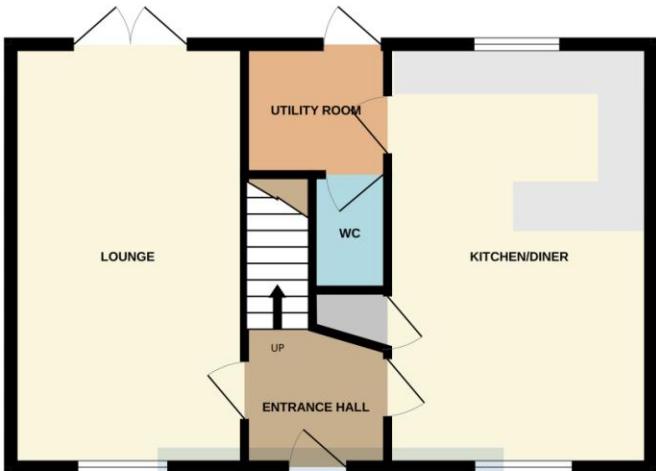


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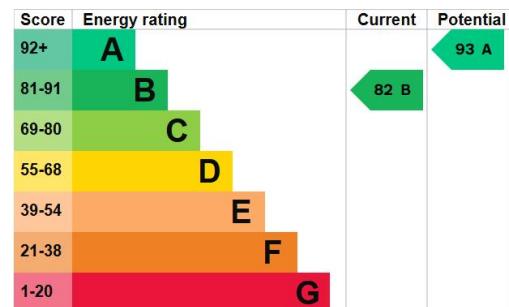
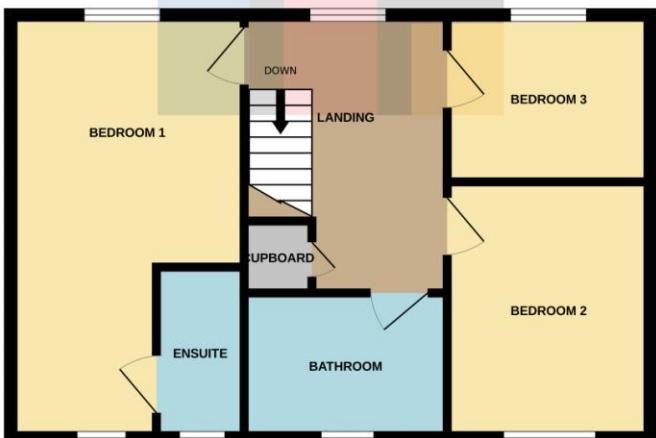


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GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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 guidance 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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