



16 CILFFORDD Y COED
CAPEL LLANILLTERN
CARDIFF CF5 6GN

ASKING PRICE OF
£385,000



DETACHED HOUSE



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**** 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

LOCATION

The property is situated in Capel Llanilltern which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

ENTRANCE HALLWAY

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

LOUNGE

18' 5" x 10' 3" (5.63m x 3.13m)

Overlooking the quiet front with french doors to the delightful paved patio, an excellent sized primary reception. Quality laminate flooring. Two radiators.

KITCHEN AND DINER

18' 6" x 9' 6" (5.64m x 2.90m)

An excellent sized kitchen and diner with windows to front and rear. Kitchen well appointed along three sides in light high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Space for fridge freezer. Plumbing for dishwasher. Ample space for large dining table. Storage cupboard. Quality laminate flooring. Two radiators. Door to utility room.

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 excellent sized 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

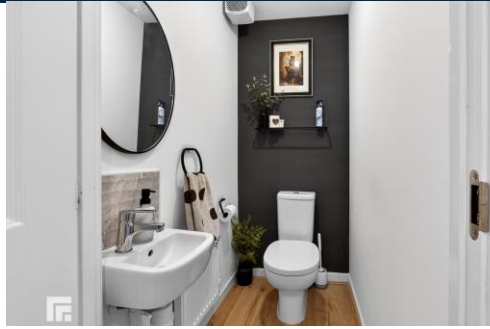
Two car side by side driveway.



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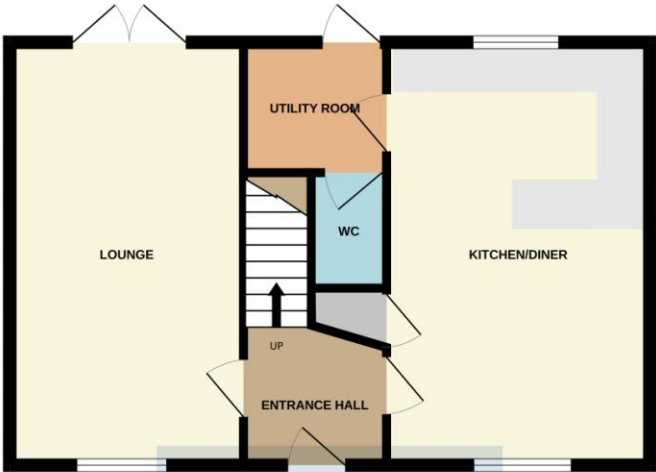


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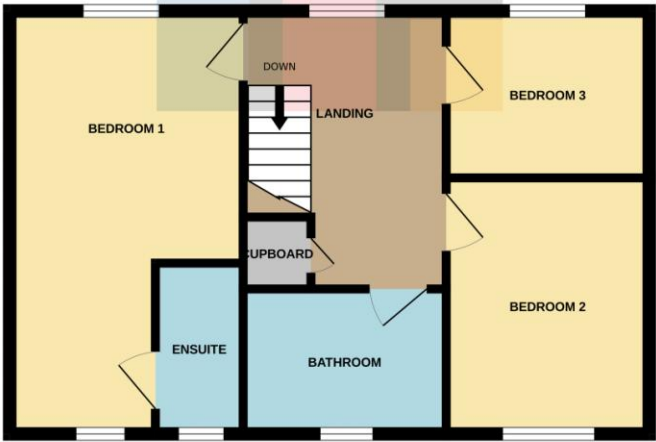


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GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



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



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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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