

4 TREM Y GRAIG  
CAPEL LLANILLTERN  
CARDIFF CF5 6GL

ASKING PRICE OF

**£360,000**



## DETACHED PROPERTY



**3**



**2**



**3**



**1**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 970 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### UTILITY ROOM

5' 8" x 5' 4" (1.73m x 1.64m)

With units and worktops to one side. Built in washing machine. Wall mounted 'Ideal Logic' combi gas central heating boiler. Door to large cupboard. Door to side. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via a quarter turning staircase leading to the spacious central landing area. Window to side. Access to roof space. Large storage cupboard.

##### BEDROOM ONE

12' 11" x 10' 8" (3.94m x 3.27m)

Overlooking the entrance approach, a good sized primary bedroom. Range of fitted wardrobes to one side. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

5' 11" x 5' 10" (1.81m x 1.80m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with 'Mira' shower. Tiled splash back. Extractor fan. Obscured glass window to front. Radiator.

##### BEDROOM TWO

9' 6" x 9' 6" (2.92m x 2.91m)

Overlooking the lawned rear garden, a good sized second double bedroom. Radiator.

##### BEDROOM THREE

9' 5" x 8' 4" (2.89m x 2.56m)

Aspect to rear, a good sized third bedroom. Radiator.

##### FAMILY BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)

Quality white suite comprising low level wc, wash hand basin and panelled bath. Extractor fan. Obscured glass window to side. Radiator.

**\*\* THREE BEDROOM DETACHED \*\* TWO CAR DRIVEWAY \*\* NO CHAIN \*\*** A beautifully presented, modern, 'Hatfield' style Persimmon built three bedroom detached family home on a desirable modern development. Entrance hallway, cloakroom, lounge, spacious kitchen and diner, utility room. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and fitted wardrobes, there is also a separate family bathroom. Gas central heating. Double glazing. Lawned rear garden. Two car driveway. No chain. EPC Rating: B

#### LOCATION

The property is situated in Capel Llanilltern which is a small rural village in between Radyr, Pentrech 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 spacious hallway. Staircase to first floor. Window to side. Understairs storage cupboard. Radiator.

#### CLOAKROOM

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

#### LOUNGE

12' 11" x 12' 2" (3.95m x 3.72m)  
Aspect to front, a good sized primary reception. Radiator.

#### KITCHEN/DINER

18' 0" x 9' 3" (5.51m x 2.84m)  
A delightful modern fitted kitchen well appointed along three sides in matte finish 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. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Ample space for large family dining table. Window to rear. French doors opening to the rear garden. Radiator. Door to utility room.



M G Y . C O . U K

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## OUTSIDE

### REAR GARDEN

Delightful lawned rear garden enclosed by brick wall to two sides with timber fence to remaining side. Outside power point. Outside tap. Timber storage shed. Rear gate access to driveway.

### FRONT GARDEN

Shrubs to front. Paved pathway to front door.

### DRIVEWAY

Two car tandem drive to the rear of the garden. EV charging point.

### ADDITIONAL INFORMATION

We have been advised there is ultrafast fibre broadband at the property.



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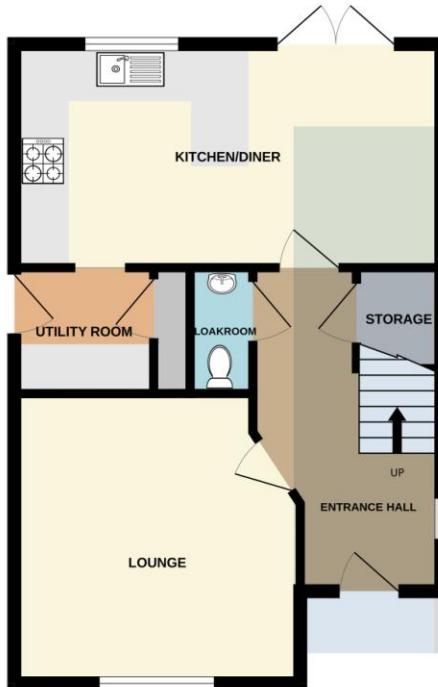


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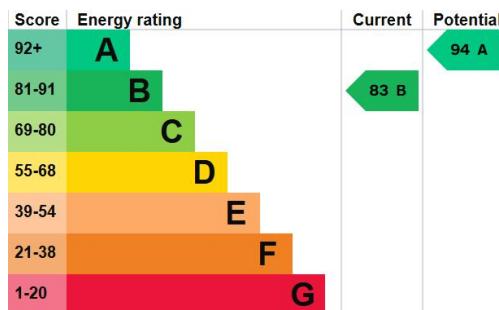
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and any other items, appliances and no detail is given is for general information only, omission or mis-statement can be in illustrating purposes only and should be read 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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