



14 Trem Y Graig, Capel Llanilltern

£409,950 Freehold

A beautifully presented three bedroom detached family home with garage, located in probably the best location of the modern development, on a private driveway and fronting woodland. Entrance hallway, lounge with french doors to the exceptionally spacious rear garden, kitchen and diner with integrated appliances, utility room and cloakroom. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Attractive, landscaped, level rear garden comprising paved patio and high quality artificial lawn. Long driveway leading to the garage. EPC Rating: B

Council Tax band: F

Tenure: Freehold

Entrance Hallway

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

Lounge

18' 6" x 10' 4" (5.63m x 3.14m)

With large window to front and french doors to the rear garden, an excellent sized primary reception. With media wall to one side with inset remote control glass fronted fire and tv recess. Radiator.

Kitchen And Diner

18' 6" x 9' 6" (5.63m x 2.89m)

With kitchen well appointed along three sides in light fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with cooker hood above and over below. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Windows to front and rear. Storage cupboard. Two radiators. Door to utility room.

Utility Room

6' 2" x 5' 2" (1.89m x 1.58m)

With worktop and unit to one side. Plumbing for washing machine. Space for additional fridge. Eye level wall cupboard. Wall mounted 'Ideal Logic' combi gas central heating boiler. Tiled splash back. Door to rear garden. Radiator. Door to cloakroom.

Cloakroom

White suite comprising low level wc and vanity wash basin with storage below.

First Floor Landing

Approached via an easy rising staircase leading to the spacious central landing area. Access to roof space. Large storage cupboard over stairs.

Bedroom One

18' 6" x 10' 4" (5.64m x 3.16m)

A sizeable primary bedroom with aspect to front and rear. Fitted wardrobes. Two radiators. Door to ensuite.

Ensuite Shower room

Quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Obscured glass window to front. Extractor fan. Radiator.

Bedroom Two

10' 8" x 8' 5" (3.26m x 2.57m)

Overlooking the private driveway and woodlands to the front, a second double bedroom. Radiator.

Bedroom Three

9' 2" x 7' 6" (2.80m x 2.29m)

Overlooking the exceptional rear garden, a good sized third bedroom. Fitted wardrobe. Radiator.

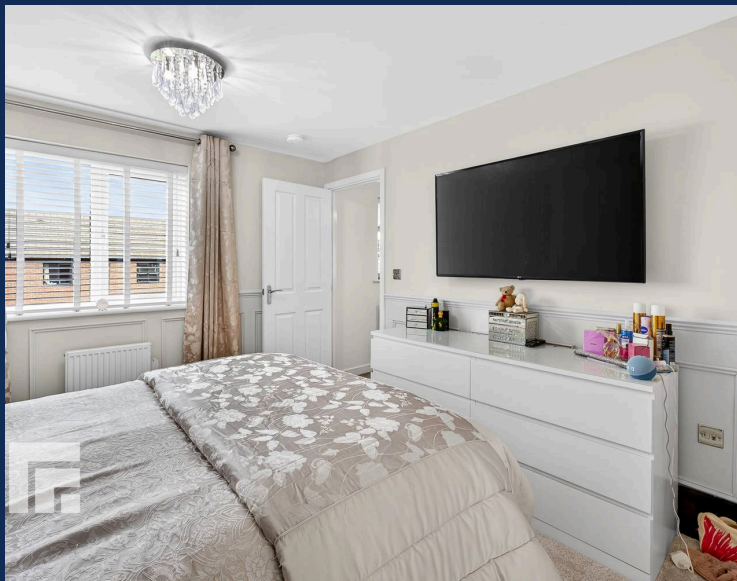
Family Bathroom

7' 2" x 6' 1" (2.19m x 1.85m)

Modern white suite comprising low level wc, vanity wash basin with storage below and panelled bath. Full wall tiling. Extractor fan. Obscured glass window to front. 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.





REAR GARDEN

A beautifully landscaped, level resale garden with porcelain paved patio leading onto a large area of artificial lawn with raised planters of plants and shrubs. Additional rear paved porcelain patio. Outside lighting. Timber gate to side. Concealed storage behind the garage.

FRONT GARDEN

Lawned front garden with paved pathway to the front door. Inset plants and shrubs. Fronting woodlands.

DRIVEWAY

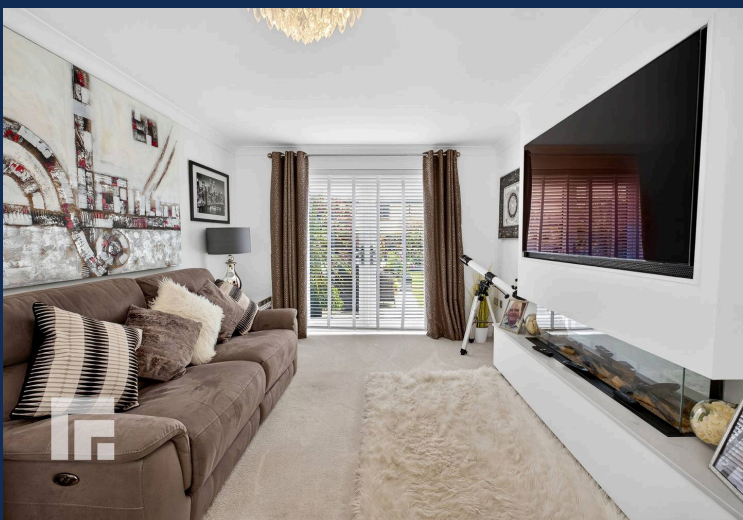
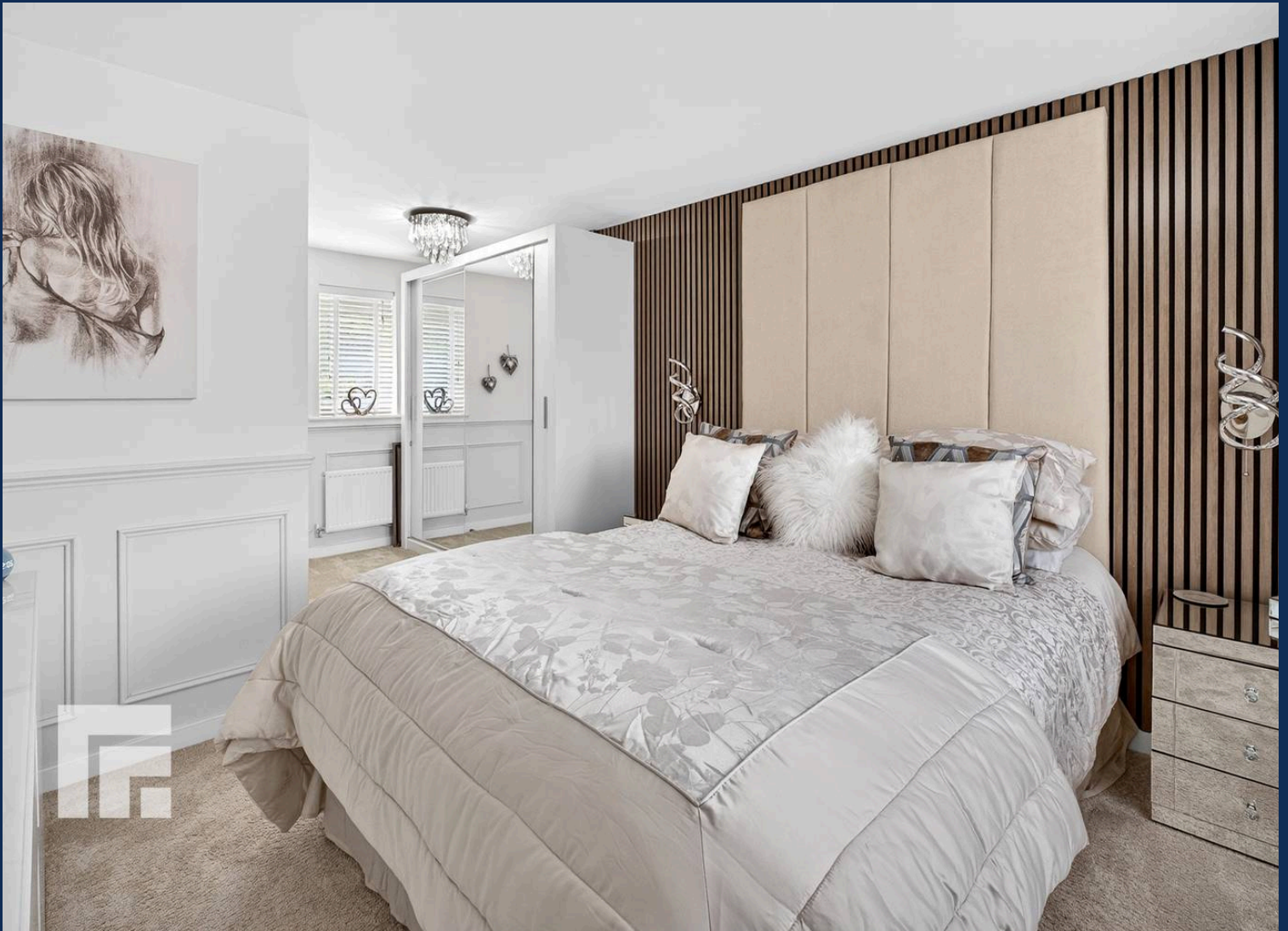
1 Parking Space

Two car driveway to side leading to the garage.

GARAGE

Single Garage

5.22 x 2.71 With up and over access door. Power and lighting. A range of fitted storage cabinets and part boarded roof space.



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