



## 5 Beds, Detached, Freehold, £629,995

### Clos Rhys Meurug, Capel Llanilltern

Three Estate Agents are delighted to offer to the market this substantial five-bedroom detached modern family home, located on the highly sought-after Capel Llanilltern development in Cardiff.

### Features

- FIVE BEDROOMS
- THREE BATHROOMS
- GROUND FLOOR WC
- MODERN HOME
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION

Three Estate Agents are delighted to offer to the market this substantial five-bedroom detached modern family home, located on the highly sought-after Capel Llanilltarn development in Cardiff.

The property briefly comprises an inviting entrance hallway featuring contemporary individually designed resin flooring, with a ground-floor WC conveniently positioned off the hall and finished with matching flooring.

The spacious lounge benefits from fitted carpeting and a stylish media wall, creating an ideal space for relaxing and entertaining.

To the rear of the property is an impressive open-plan family room, also finished with modern individually designed resin flooring. The kitchen area offers a range of wall and base units together with integrated dishwasher, fridge freezer, oven, hob, and extractor hood. There is ample space within this room for a large dining table as well as an additional seating area, making it the true heart of the home.

Completing the ground floor is a practical separate utility room.

To the first floor you will find five double bedrooms, all finished with carpet flooring and Moores fitted wardrobes. Bedrooms one and two both benefit from en-suite facilities, while the remaining bedrooms are served by the family bathroom.

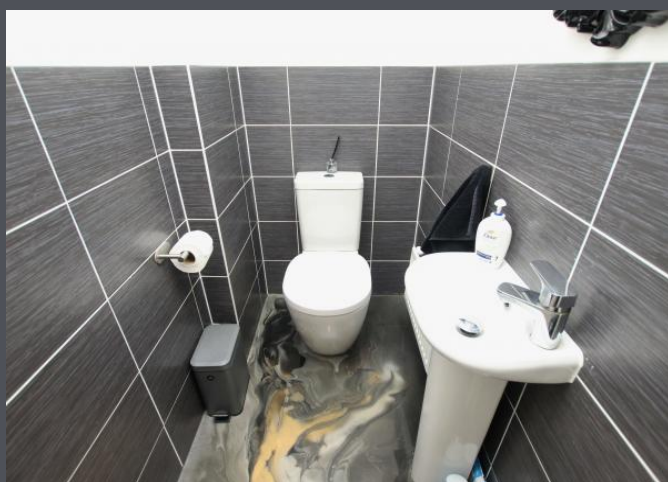
Externally, the property offers a front garden laid to lawn along with a driveway leading to a double integral garage. The rear garden features a large patio area, lawn, seating space and all weather gazebo – ideal for outdoor dining and family use.

This is a spacious family home situated within the desirable Capel Llanilltarn area. Early viewing is highly recommended.

Please















Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

