



11 Cilffordd Y Coed, Capel Llanilltern

£249,950 Freehold

An immaculately presented two double bedroom end link (being one of three) family home in a modern sought after development. Entrance hallway, cloakroom, spacious lounge and kitchen with french doors to the rear garden.

To the first floor are two double bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. South westerly facing rear garden laid mainly to lawn with timber storage shed. Two car driveway

to front. EPC Rating: B

Council Tax band: C

Tenure: Freehold

Entrance Hallway

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

Lounge and Kitchen

22' 2" x 12' 1" (6.76m x 3.69m)

Well appointed along three sides in paneled 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. Space for fridge freezer. Matching range of eye level wall cupboards. Cupboard housing the 'Ideal combi' gas central heating boiler. Worktop breakfast bar area. Under stairs recess. A good sized lounge area with French doors opening to the rear garden. Two radiators. Door to cloakroom.

Cloakroom

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

First floor landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

Bedroom one

12' 4" x 7' 9" (3.77m x 2.37m)

Overlooking the delightful lawned rear garden, a good sized primary bedroom. Radiator.

Bedroom two

12' 5" x 7' 8" (3.78m x 2.34m)

A good sized second double bedroom. Two windows to front. Radiator.

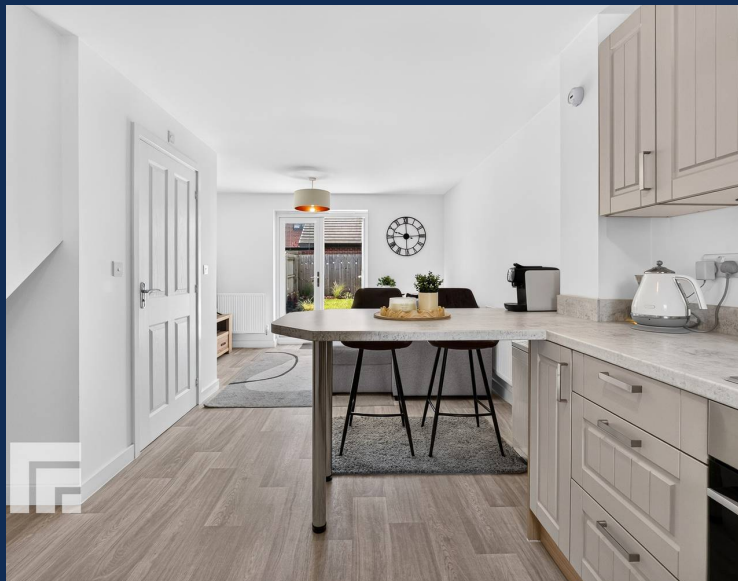
Family bathroom

6' 0" x 5' 7" (1.84m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, paneled bath with 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back areas. Extractor fan. Obscured glass window to side. 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.



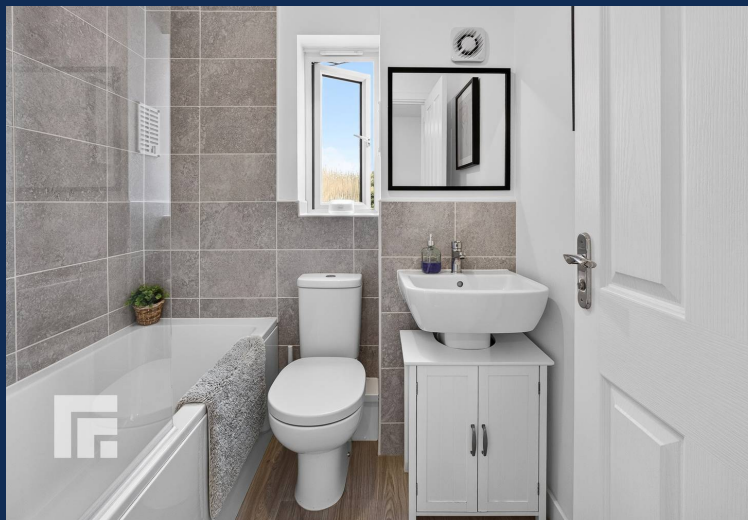


REAR GARDEN

Enjoying a south westerly aspect with a paved pathway and good sized area of lawn with neat borders of plants and shrubs. Enclosed by timber fencing with gate to side giving access to front. Timber storage shed. Outside tap.

FRONT GARDEN

Paved pathway to front door and two parking spaces side by side.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK