



**Rhodfa Ieuan, Capel Llanilltern Cardiff CF5 6GG**

**welcome to**

**Rhodfa Ieuan, Capel Llanilltern Cardiff**

A modern three-bedroom townhouse in the quiet village of Capel Llanilltern, offering easy access to Cardiff, the M4 and nearby amenities. Spread over three floors, the home includes a study, kitchen/diner, first-floor lounge, en suite main bedroom, two further doubles and a shower room.



### **Entrance Hall**

Featuring modern laminate flooring and gas radiators, with easy access to every downstairs room and direct stair access to the first floor.

### **Sitting Room**

9' 8" Max x 8' 8" Max ( 2.95m Max x 2.64m Max )  
Carpeted throughout, with a fitted radiator, ample electric points, and double-glazed front-facing windows.

### **Kitchen**

This well-equipped kitchen offers laminate flooring, a range of wall and base units, an oven and hob with extractor hood, plentiful electric sockets, and an integrated fridge freezer. Additional features include a radiator, boiler, washing machine, dishwasher, and a stainless-steel sink. A double-glazed window and door provide access to the garden, and there is also a convenient storage cupboard.

### **W.C.**

Featuring laminate flooring, a fitted radiator, WC, and a wash hand basin with stylish splashback tiling.

### **First Floor Landing**

Carpeted throughout, offering access to all rooms and benefiting from a useful built-in cupboard.

### **Lounge**

12' 11" Max x 9' 2" Max ( 3.94m Max x 2.79m Max )  
Carpeted throughout and benefiting from a large double-glazed window, radiator, and convenient electric point.

### **Bedroom One**

12' 5" Max x 9' 6" Max ( 3.78m Max x 2.90m Max )  
Carpeted throughout and benefiting from a En Suite, radiator, multiple electric points, and two double-glazed rear-facing windows.

### **En Suite**

Laminate Floor, part tiled walls, hand wash basin, W.C. shower and radiator.

### **Second Floor Landing**

Carpeted throughout, offering electric points and providing access to all rooms.

### **Bedroom Two**

13' 2" Max x 10' 3" Max ( 4.01m Max x 3.12m Max )  
Carpeted throughout and benefiting from multiple electric points, a large double-glazed window to the front, and a fitted radiator.

### **Bathroom**

6' 3" Max x 5' 7" Max ( 1.91m Max x 1.70m Max )  
Laminate floor, W.C. partly tiled walls, hand wash basin, bath with overhead electric shower, radiator.

### **Bedroom Three**

13' 2" Max x 9' 8" Max ( 4.01m Max x 2.95m Max )  
Carpeted throughout and benefiting from multiple electric points, a fitted radiator, and two rear-facing double-glazed windows.



***view this property online*** [allenandharris.co.uk/Property/CRP108080](http://allenandharris.co.uk/Property/CRP108080)



welcome to

## Rhodfa Ieuan, Capel Llanilltern Cardiff

- Attractive three-bedroom townhouse in a quiet village setting
- Surrounded by countryside walks, fields and woodland
- First-floor lounge and en suite to the main bedroom
- Charming rear garden with lawn and patio
- Convenient access to the M4, Cardiff and Talbot Green

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

**£300,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/CRP108080](https://allenandharris.co.uk/Property/CRP108080)



Property Ref:  
CRP108080 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2022 5700**



[Pontcanna@allenandharris.co.uk](mailto:Pontcanna@allenandharris.co.uk)



209 Cathedral Road, Pontcanna, CARDIFF,  
South Glamorgan, CF11 9PN



[allenandharris.co.uk](https://allenandharris.co.uk)