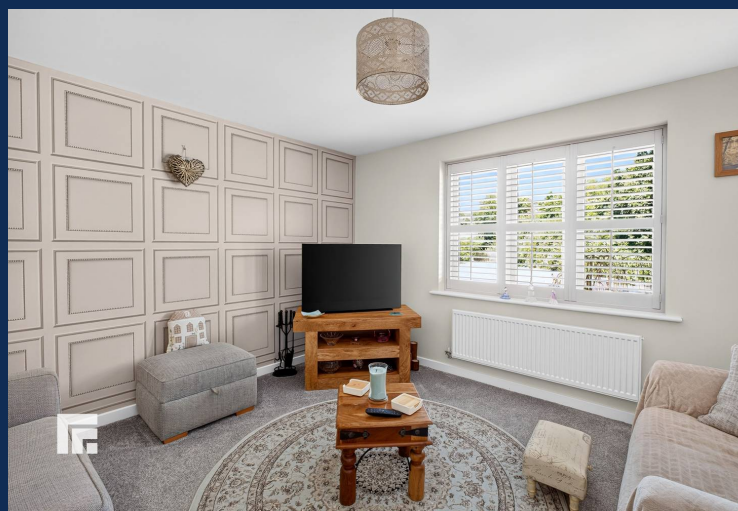




13 Cilffordd Y Coed, Capel Llanilltern

£365,000 Freehold

An immaculately presented three bedroom detached family home in a choice position on a sought after modern development. Entrance hallway, cloakroom, lounge, kitchen and diner with quartz worktops and french doors to the rear garden, utility room. To the first floor are three double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazed windows. Fitted shutters to the majority of windows. Southerly facing rear garden comprising paved patio and lawn with a detached garden room/storage. Lawned front garden and driveway to side. EPC Rating: B

Council Tax band: E

Tenure: Freehold

Entrance Hallway

Approached via a composite door leading to the spacious hallway. Staircase to first floor. Window to side. LVT flooring. 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" (3.94m x 3.72m)

Overlooking the lawned front garden and woodland/green beyond. Fitted shutters to window. Radiator.

Kitchen And Diner

18' 1" x 9' 4" (5.52m x 2.85m)

Well appointed along three sides in grey matte finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring hob with cooker hood above and oven below. Integrated dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Ample space for large dining table. French doors to the rear garden with fitted blinds. Window to rear with fitted shutters. LVT flooring. Radiator. Door to utility room.

Utility Room

5' 8" x 5' 5" (1.72m x 1.65m)

With units and quartz worktops. Matching range of eye level wall cupboards. Plumbing for washing machine. Built in storage cupboard. LVT flooring. Radiator. Door to side.

First Floor Landing

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

Bedroom One

12' 11" x 10' 9" (3.94m x 3.27m)

Overlooking the central woodland/green space, a good sized primary bedroom. Fitted shutters to window. Fitted wardrobe to one side with sliding fronts. Radiator. Door to ensuite.

Ensuite Shower Room

6' 0" x 5' 10" (1.82m x 1.79m)

Quality white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan. Obscured glass window to front. Chrome heated towel rail.

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.89m)

Overlooking the rear garden, a second double bedroom. Fitted shutters to the window. Fitted wardrobe to one side with mirrored sliding doors. Radiator.

Three Bedroom

9' 6" x 8' 3" (2.89m x 2.51m)

Overlooking the attractive rear garden, a third double bedroom. Fitted shutters to the window. Radiator.

Family Bathroom

6' 10" x 5' 7" (2.08m x 1.71m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Wall tiling to splash back areas. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

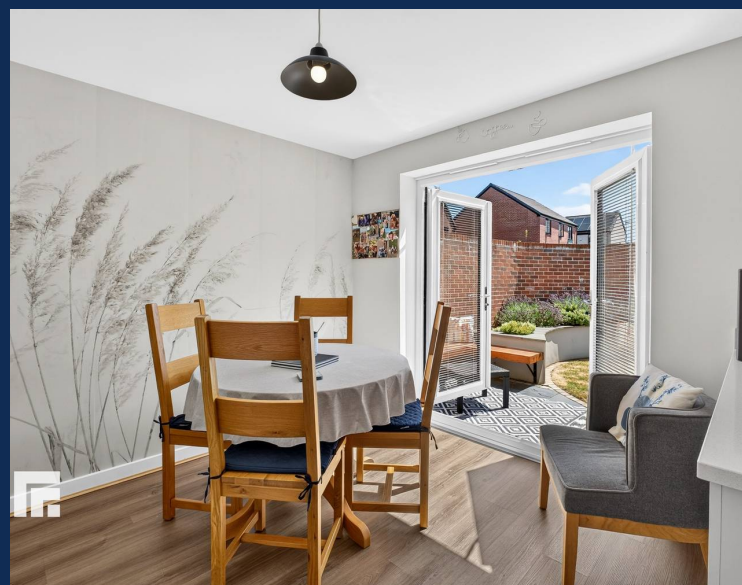
Garden Room/Home Office And Storage

8' 11" x 7' 1" (2.71m x 2.17m)

Detached garden room with french doors to front. Power and lighting. The other door leading to storage measuring 2.19m x 1.15m

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 southerly aspect. With slate effect paved patio leading onto a shaped area of lawn with inset borders of plants and shrub beds. Fitted timber seating area. Outside tap. Timber gate giving access to side. Detached Garden room/home office and storage.

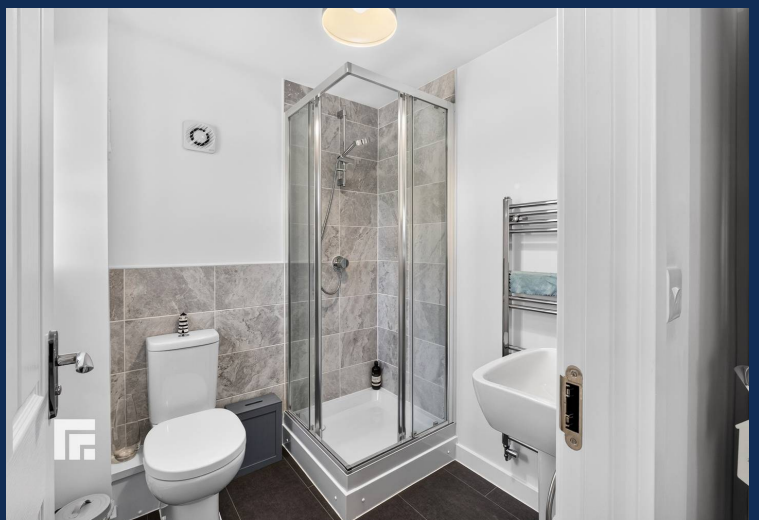
FRONT GARDEN

Lawned front garden and paved pathway to front.

DRIVEWAY

2 Parking Spaces

Two car driveway to side.



RADYR 029 2084 2124

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Glamorgan, CF15 8AA



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