



Cilffordd Y Coed

Capel Llanilltern Cardiff, CF5 6GN

£385,000

- THREE BEDROOMS
- DETACHED
- CUL DE SAC LOCATION
- MODERN KITCHEN/DINER
- TWO BATHROOMS
- SPACIOUS LOUNGE

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**** THREE BEDROOMS * CUL DE SAC LOCATION * AMPLE GARDEN SPACE * EN-SUITE TO BEDROOM ONE * MODERN KITCHEN/DINER * CONTEMPORARY BATHROOMS ****

Nestled within a quiet cul-de-sac on the sought-after modern Capel Llanillttern development, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation ideal for modern family living. Conveniently located just off Llantrisant Road, the property provides excellent commuter links to Cardiff City Centre and the M4 motorway, while the charming village of Creigiau and its range of local amenities are just a short distance away.

The accommodation briefly comprises an entrance hallway, a spacious lounge, a contemporary kitchen/diner, utility room and a convenient downstairs W.C. To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern bathroom.

Externally, the property benefits from a lawned front garden, off-road parking to the front and side, and a generous enclosed rear garden featuring a lawn, patio seating area, and an attractive selection of mature plants and fruit trees, creating a wonderful space for outdoor entertaining and enjoyment.

Tenure: Freehold

Council Tax Band: F

Parking: Off Street Via Driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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Entrance Hallway

Composite door to front, plastered walls and ceiling, carpet flooring, radiator, doors to lounge and kitchen/diner, stairs to first floor landing.

Lounge 18' 6" x 10' 3" (5.63m x 3.13m)

UPVC double glazed window to front, UPVC double glazed doors to rear garden, plastered walls and ceiling, carpet flooring, radiator.

Kitchen/Diner 18' 6" x 9' 6" (5.63m x 2.89m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated dishwasher, oven and gas hob with over head extractor hood, door to utility room.

Utility Room 5' 2" x 6' 3" (1.57m x 1.90m)

Composite door to rear garden, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, plumbing for washing machine, door to downstairs W.C.

Downstairs W.C 4' 8" x 3' 3" (1.42m x 0.99m)

Plastered walls and ceiling, vinyl flooring, radiator, W.C., wash hand basin.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to bathroom, three bedrooms and fitted storage cupboard.

Bathroom 6' 2" x 7' 3" (1.89m x 2.20m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C., wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 18' 6" x 10' 5" (5.63m x 3.17m)

UPVC double glazed windows to front and rear, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

En-suite 7' 2" x 3' 11" (2.18m x 1.20m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C., wash hand basin, shower cubicle.

Bedroom Two 10' 8" x 9' 3" (3.24m x 2.81m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 7' 7" x 9' 3" (2.30m x 2.81m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.



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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.