



**Llys Illtern, Capel Llanilltern Cardiff CF5 6GB**

**welcome to**

**Llys Illtern, Capel Llanilltern Cardiff**

A well-presented four bedroom detached home located in Capel Llanilltern, offering versatile living space, off-road parking with garage, and an enclosed rear garden. Conveniently positioned for local amenities, transport links, and access into Cardiff.



## Entrance Hall

The entrance hall has a tiled floor and provides access to the reception rooms, the kitchen diner, and the staircase to the upper floor. Features include a radiator and power points, offering a practical and functional entrance to the home.

## Reception Room One

13' 5" Max x 10' 9" Max ( 4.09m Max x 3.28m Max )

Features parquet flooring and a front-facing double-glazed window, allowing for good natural light. The room is well suited to everyday living, with a radiator, power points, and an internet connection.

## Reception Room Two

10' 10" Max x 10' 1" Max ( 3.30m Max x 3.07m Max )

Reception Room Two is carpeted and includes a front-facing double-glazed window. The space is fitted with a radiator and power points.

## Kitchen / Dining Room

20' 11" Max x 9' 10" Max ( 6.38m Max x 3.00m Max )

The kitchen dining room has a tiled floor and offers space for both cooking and dining. It is fitted with worktops, wall and base units, a sink with drainer, and a range of appliances including an oven, hob with splashback, extractor fan, fridge, freezer, and dishwasher. A rear-facing double-glazed window and double-glazed patio doors provide natural light and access to the garden. Additional features include a radiator and ample power points.

## Utility Room

8' 5" Max x 6' 7" Max ( 2.57m Max x 2.01m Max )

The utility room is finished with tiled flooring and includes a radiator, power points, and space for a washing machine. It also houses the fuse board, providing a practical area for everyday household tasks.

## Wc

The ground floor WC features a tiled floor with partly tiled walls. It is fitted with a WC and hand-wash basin, along with a radiator. A side-facing privacy double-glazed window.

## Landing

The landing offers a good-sized, carpeted space with access to all first-floor rooms. It features a side-facing double-glazed window for natural light, along with power points and loft access. An airing cupboard provides useful storage, making this a practical and well-connected area of the home.

## Bedroom One

11' 4" Max x 11' Max ( 3.45m Max x 3.35m Max )

Bedroom One is carpeted and benefits from built-in storage cupboards. The room includes a radiator, power points, and a rear-facing double-glazed window over looking the garden. There is also direct access to the en suite.

## En Suite

6' 5" Max x 6' 1" Max ( 1.96m Max x 1.85m Max )

The en suite is finished with vinyl flooring and partly tiled walls, with the shower area fully tiled. It includes a WC, hand-wash basin, and a heated towel rail, along with an extractor fan and rear-facing privacy double-glazed window.

## Bedroom Two

11' 10" Max x 11' 7" Max ( 3.61m Max x 3.53m Max )

Carpeted and includes built-in storage cupboards. The room is fitted with a radiator and power points and features a front-facing double-glazed window.

## Bedroom Three

9' 10" Max x 9' 8" Max ( 3.00m Max x 2.95m Max )

Carpeted and includes a radiator and power points. A front-facing double-glazed window.

## Bedroom Four

9' 10" Max x 7' 9" Max ( 3.00m Max x 2.36m Max )

carpeted and includes a radiator and power points. A front-facing double-glazed window.

## Bathroom

8' 2" Max x 6' 5" Max ( 2.49m Max x 1.96m Max )

The bathroom is finished with vinyl flooring and partly tiled walls. It is fitted with a bath with an overhead shower, WC, and hand-wash basin, along with a heated towel rail, extractor fan and a rear-facing privacy double-glazed window.

## Front Garden

The front garden includes a driveway and garage, with the addition of an electric vehicle charging point. A paved walkway leads to the front entrance, alongside a lawned area. There is also gated side access providing a route through to the rear garden.

## Rear Garden

The rear garden is fully enclosed, paved patio area with a central lawn and with raised timber planters.



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welcome to

Awaiting Photograph

## Llys Illtern, Capel Llanilltern Cardiff

- Four bedroom detached family home
- Driveway and garage providing off-road parking
- Electric vehicle charging point
- Main bedroom with en suite shower room
- Family bathroom and ground floor WC

Tenure: Freehold EPC Rating: B

Council Tax Band: F

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

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