



34 DOL GLASWG
CAPEL LLANILLTERN
CARDIFF CF5 6GJ

ASKING PRICE OF
£169,950



APARTMENT



2



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**** MODERN FIRST FLOOR TWO BEDROOM APARTMENT ** ENSUITE SHOWER ROOM**

****** A beautifully presented, modern first floor apartment in the sought after modern development. Communal entrance with telephone intercom, entrance hallway, open plan kitchen & lounge, two double bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Parking space. EPC Rating: B

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX : 522 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Capel Llanilltarn which is a small rural village in between Radyr, Pentyrch and Creigiau, surrounded by fields and woodland with nearby shops and amenities, also a short distance from M4 links and shopping in Talbot Green and Cardiff City Centre.

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments. Staircase to all floors.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a composite wood effect panelled entrance door leading to the entrance hallway. Storage cupboard. Intercom to communal entrance. Radiator.

LOUNGE AND KITCEHN

19' 7" x 9' 4" (5.99m x 2.85m)

A bright open plan kitchen and living room. Kitchen well appointed along three sides in white matte finish fronts with black bar handles 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. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' gas central heating boiler. Worktop breakfast bar area. Ample space for seating area. Large windows to front and side. Radiator.

BEDROOM ONE

13' 0" x 8' 7" (3.97m x 2.63m)

With large picture window overlooking the park to side, a good sized primary bedroom. Door to ensuite.

ENSUITE

Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Tiled splash back. Extractor fan. Radiator.

BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.63m)

With windows to front and side, a good sized second bedroom. Radiator.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

Quality white suite comprising low level wc, wash hand basin and panelled bath. Tiled splash back. Obscured glass window. Extractor fan. Radiator.

OUTSIDE

COMMUNAL AREAS

Communal lawn to front. Bike store. Bin store.

ADDITIONAL INFORMATION

Parking space Numbered 34 to front.

Service charge & Ground rent Approx £115 per annum.

Tenure 999 years from 2023 (997 years remaining)

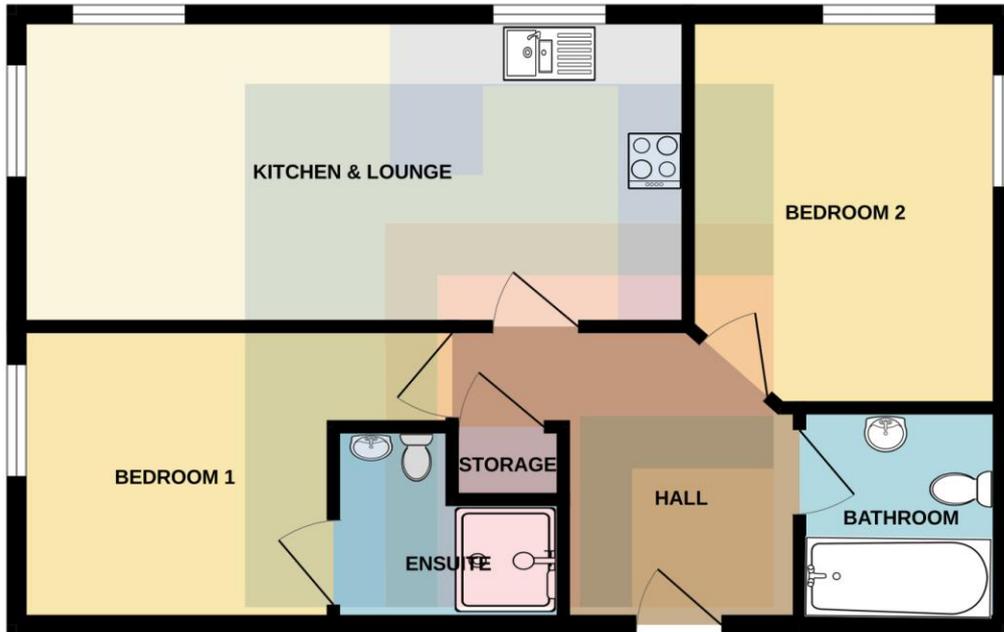


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FIRST FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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