



hrt
herbert r thomas
hrt.uk.com

62 Clos Rhys Meurug
Capel Llanilltern
Cardiff
CF5 6GA

62 Clos Rhys Meurug

Asking price **£579,950**

An extended and greatly improved five-bedroom, Charles Church built, modern family home situated in a convenient location with excellent commuting options.

Modern Charles Church built five-bedroom family home.

Extended and greatly improved by the current owners.

Beautifully presented accommodation throughout.

28' long kitchen/dining room, with garden room extension off.

Utility room, ground floor cloakroom and integral single garage.

Five bedrooms to 1st floor. Four doubles and one single.

Bedroom one with ensuite shower room.

Family bathroom with bath and separate shower.

Fully landscaped garden plot.

Forecourt Parking with space for 3/4 vehicles.





A beautifully presented, five bedroom detached family home has been extended and greatly improved by the current owners. This Charles Church built property is presented to show house standard with many added extras and high-quality finish throughout.

The accommodation comprises: An ENTRANCE HALL has stairs to first floor with useful under stairs storage cupboard space below. The LOUNGE with picture window to front, has a feature chimney breast with contemporary electric real flame fire fitted and media wall above. The open plan KITCHEN/ DINING/ LIVING ROOM is located along the rear of the house with views into the landscaped garden. Within the kitchen is a fitted range of base, larder and wall-mounted, high gloss

white units, with complementing grey composite stone work surfaces and splashback. Integrated oven, with ceramic hob and cooker hood over, dishwasher and fridge/freezer. The room has Karndean flooring throughout. Off the dining area is a GARDEN ROOM extension, this triple aspect room enjoys views and access into the rear garden and is flooded with a light with two Velux skylights. The UTILITY ROOM with pedestrian door to side, has a further fitted range of units matching the kitchen and has space and plumbing for white goods. Off the entrance hall is a ground floor CLOAKROOM housing a white two-piece suite. Within the under stairs storage cupboard is an access door into the integral GARAGE which benefits from a remote-

control roller shutter door, has power and lighting and houses the central heating boiler.

The first floor LANDING with window to front, has a built-in airing cupboard plus loft inspection point and give access to the bedroom accommodation. BEDROOM ONE and BEDROOM TWO are both located at the front of the property. Bedroom one benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite including fully tiled double shower cubicle, plus fitted storage units. The three remaining bedrooms overlook the rear garden. BEDROOM THREE and BEDROOM FOUR are both double bedrooms, BEDROOM FIVE is a single bedroom currently used as a home office. The FAMILY BATHROOM has a white four piece suite comprising; a panel bath plus separate fully tiled shower cubicle.

Outside to the front of the property is a brick forecourt with off-road parking space for three or four vehicles. Gated side access leads into the enclosed, low maintenance rear garden which has a large flagstone laid patio extending from the rear of the property out onto a composite deck entertaining area.

AWAITING FLOORPLANS





Directions

From Junction 34 of the M4 travel north signposted Llantrisant. At the traffic lights turn right and travel through the village of Groesfaen, Continue along Llantrisant Rd towards Cardiff. At the first set of traffic lights turn right into the development. Take the first right onto Clos Rhys Meurug. Proceed up the road for approximately 100m with No. 62 will be found on the right hand side.

What3words: Image.nest.colleague

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

