



62 Clos Rhys Meurug, Capel Llanilltern

Cardiff

£579,950

# 62 Clos Rhys Meurug

Capel Llanilltern, Cardiff

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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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 showroom 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 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 an intergrated washing mashine.

Off the entrance hall is a ground floor CLOAKROOM housing a white two-piece suite.

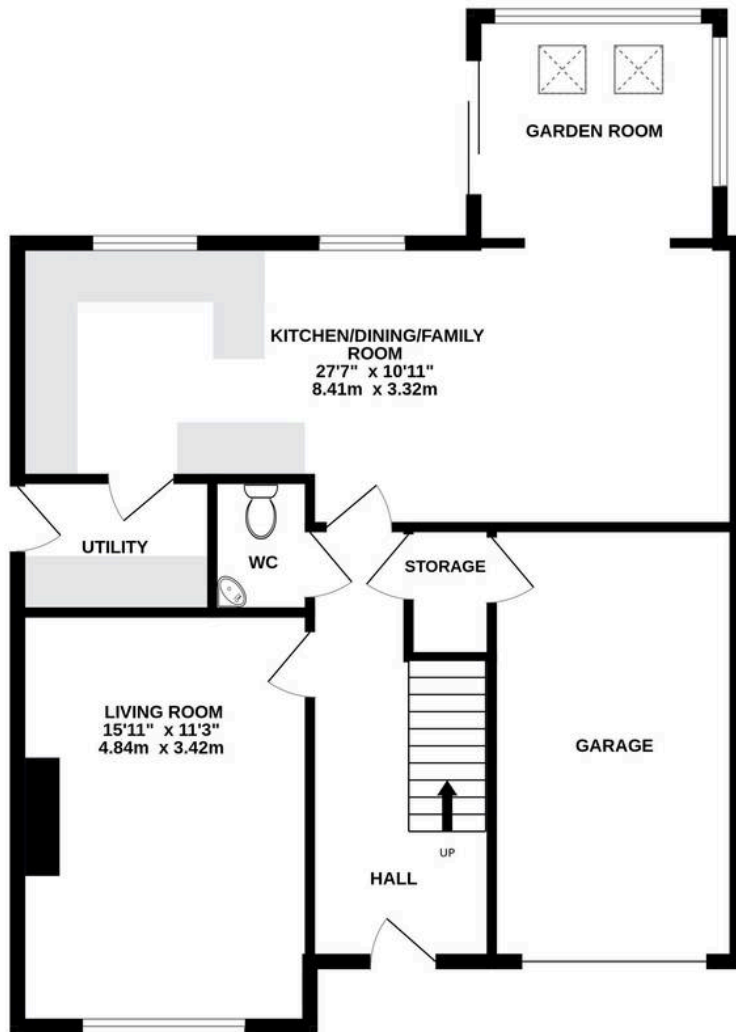
Within the under stairs storage cupboard is an access door into the integral GARAGE which benefits from a remote-control roller shutter door, has power and lighting and houses the central heating boiler.

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.

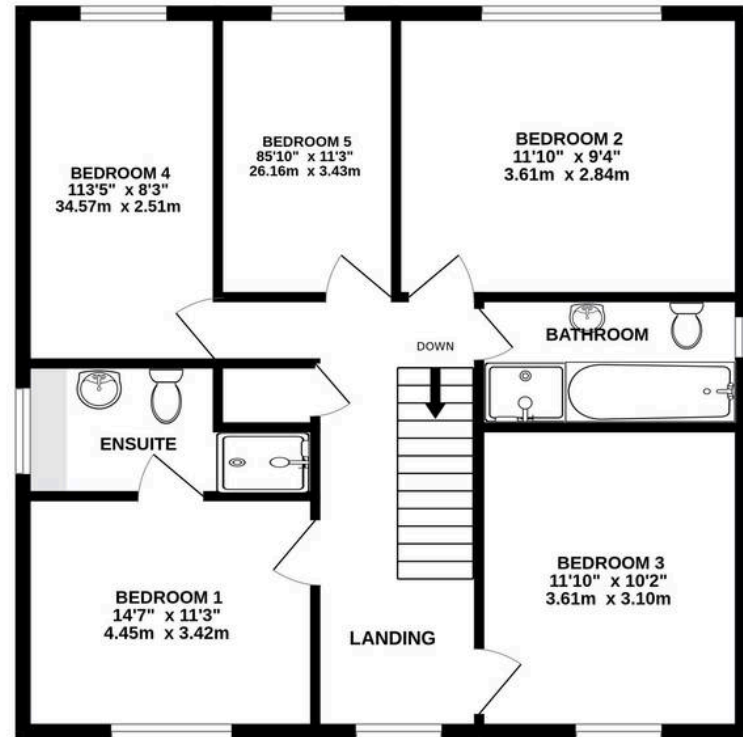
BEDROOM ONE and BEDROOM TWO are both located at the front of the property. Bedroom one benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite including fully tiled double shower cubicle, plus fitted storage units.



GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.8 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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