



## 2 Clos Yr Onnen, Capel Llanilltern

£429,950 Freehold

**DETACHED PROPERTY** FOUR BEDROOMS **INTEGRAL GARAGE** LANDSCAPED REAR GARDEN \*\* A beautifully presented, detached, four-bedroom property with green area to front. Entrance hallway, spacious family lounge, open plan kitchen/dining/ breakfast room, utility room and cloakroom/WC. To the first floor; primary bedroom with en-suite, two further double bedrooms, family bathroom and a fourth good sized bedroom. Integral garage with door leading into property. Driveway with parking for two vehicles side by side. Electric car charger. Well-manicured rear garden. EPC Rating: B

Council Tax band: F

Tenure: Freehold

## **ENTRANCE HALLWAY**

Entered via a modern composite door. Radiator. LVT flooring. Stairs leading to first floor.

## **LOUNGE**

15' 9" x 11' 0" (4.80m x 3.36m)

A spacious family lounge. Quality wood LVT flooring. Radiator. UPVC window to front. Double doors opening into kitchen/dining room.

## **KITCHEN/DINING ROOM/BREAKFAST ROOM**

18' 2" x 10' 4" (5.53m x 3.14m)

Appointed along two sides with breakfast bar, modern high and low level cupboards beneath quality wood effect laminate worktops surfaces, stainless steel 1.5 bowl sink with chrome mixer tap and side drained, integrated four ring gas hob with stainless steel backsplash and extractor hood, integrated single oven and space for dishwasher. Trample space for dining room table. Tiled splashbacks. Tiled flooring. Radiator. UPVC window to rear. Double French doors opening into rear garden. Large built in storage cupboard leading to integral garage door for access.

## **UTILITY ROOM**

7' 2" x 5' 7" (2.19m x 1.69m)

Appointed along one side, quality wood effect laminate work surface. Space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator. Wall hung 'Ideal' combi boiler. Composite door to side with obscured glass panel for access. Door to cloakroom.

## **CLOAKROOM**

5' 7" x 2' 9" (1.70m x 0.85m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap. Radiator. Obscured glass window to side.

## **LANDING**

A spacious landing area. Built in storage cupboard. Access to loft. Doors to all rooms.

## **BEDROOM ONE**

13' 5" x 12' 4" (4.08m x 3.77m)

A spacious primary bedroom. Built in mirrored sliding door wardrobes. Built in storage cupboard. Radiator. Door into en-suite.

## **ENSUITE**

6' 11" x 6' 0" (2.10m x 1.84m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap. Shower cubicle with chrome shower and glass shower door. Tiled splashbacks. Radiator. Extractor fan. Obscured glass window to rear.

## **BEDROOM TWO**

12' 2" x 9' 4" (3.71m x 2.84m)

A second double bedroom. Radiator. UPVC window to front.

## **BEDROOM THREE**

9' 9" x 9' 4" (2.97m x 2.85m)

A third double bedroom. Radiator. UPVC window to rear.

## **BEDROOM FOUR**

9' 9" x 7' 2" (2.97m x 2.19m)

A fourth good sized bedroom. Radiator. UPVC window to rear.

## **FAMILY BATHROOM**

7' 6" x 6' 7" (2.29m x 2.01m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap. Bath with chrome shower. Extractor fan. Tiled splashbacks and flooring. Radiator. Obscured glass window to rear.





### **REAR GARDEN**

A beautifully landscaped rear garden. Bordered by a timber fence, paved patio area covered by a pergola. Area laid to lawn bordered by stones with trees and shrubs. Outside tap. Paved pathway to side leading to timber gate for access.

### **FRONT GARDEN**

Parking for two cars side by side. Electric car charger. Timber gate to side for access.

### **DRIVEWAY**

1 Parking Space

Parking for two cars side by side. Electric car charger. Timber gate to side for access.

### **GARAGE**

Single Garage

INTEGRATED GARAGE Up and over door. Power and lighting. Integral door to side leading into property.



GROUND FLOOR  
023 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR  
084 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.1 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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