



## 66 Clos Rhys Meurug, Capel Llanilltern

£525,000 Freehold

**\*\* LARGE FIVE BEDROOM DETACHED FAMILY HOME \*\* DETACHED GARAGE \*\*** An executive five bedroom detached family home in the sought after modern 'Charles Church' development in Capel Llanilltern. Entrance hallway, cloakroom, large lounge, study, open plan kitchen/diner and family room with two sets of French doors to the rear garden, utility room. To the first floor are five bedrooms (four doubles and a good sized single), primary bedroom with ensuite bath and shower room, there is also a large family bath and shower room. Gas central heating. Double glazing. Low maintenance artificial lawned rear garden. Larger than average garage being a garage and a half. Two car driveway. EPC Rating: B  
Council Tax band: TBD

Tenure: Freehold

## LOCATION

The property is situated in Capel Llanilltern 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.

## ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Understairs storage cupboard. Vertical radiator.

## CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

## LOUNGE

Dimensions: 17' 1" x 11' 7" (5.23m x 3.55m). Overlooking the entrance approach with additional window to side, a good sized primary reception. Feature electric fireplace with water Vapor smoke effect. Two radiators.

## STUDY

Dimensions: 10' 0" x 9' 4" (3.07m x 2.86m). Aspect to front, a versatile second reception. Radiator.

## KITCHEN/DINER AND FAMILY ROOM

Dimensions: 28' 1" x 12' 8" (8.56m x 3.88m). An excellent sized open plan family space. The kitchen is well appointed along three sides in light high gloss fronts with chrome bar handles beneath quartz worktop surfaces. Inset 1.5 bowl sink. Inset four ring induction hob with cooker hood above and oven below. Integrated dishwasher. Integrated fridge freezer. Integrated slim line wine cooler. Matching range of eye level wall cupboards. Ample space for large family dining and seating area. Two sets of French doors to the rear garden. Window to rear. Recessed spotlights. Two radiators. Door to utility room.

## UTILITY ROOM

Dimensions: 5' 11" x 5' 9" (1.82m x 1.77m). With unit and quartz worktop surface to one side. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Concealed 'Ideal Logic' gas central heating boiler. Composite door to side. Radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the spacious central landing area. Access to roof space. Built in linen storage cupboard.

## BEDROOM ONE

Dimensions: 14' 5" x 14' 1" (max)(4.40m x 4.30m). With two windows to front, a good sized primary bedroom. Freestanding wardrobe to one side with sliding mirrored doors. Radiator. Door to ensuite.

## ENSUITE SHOWER AND BATHROOM

Dimensions: 8' 3" x 7' 5" (2.52m x 2.27m). A spacious ensuite with quality white suite comprising low level wc, wash hand basin, panelled bath and large shower cubicle with chrome twin head shower above. Obscured glass window to side. Tiled splash back. Extractor fan. Heated towel rail.

## BEDROOM TWO

Dimensions: 11' 5" x 9' 8" (3.49m x 2.97m). Aspect to front, a second double bedroom. Wardrobe with sliding mirror doors. Radiator.

## BEDROOM THREE

Dimensions: 11' 9" x 10' 1" (3.60m x 3.08m). Overlooking the large rear garden, a further double bedroom. Radiator.

## BEDROOM FOUR

Dimensions: 10' 8" x 8' 5" (3.26m x 2.58m). Aspect to rear, a fourth double bedroom. Radiator.

## FIVE BEDROOM

Dimensions: 8' 5" x 6' 7" (2.57m x 2.03m). Overlooking the rear garden, a good sized fifth bedroom. Radiator.

## FAMILY BATH AND SHOWER ROOM

Dimensions: 8' 1" x 8' 2" (2.48m x 2.49m). Modern white suite comprising low level wc, wash hand basin, panelled bath and a large corner shower cubicle with 'Mira' shower above. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Heated towel rail.

### REAR GARDEN

A large low maintenance rear garden comprising paved patio and large area of artificial lawn. Enclosed along two sides with brick wall with additional boundary of vertical timber fence. Timber gate to side and timber gate to rear driveway and garage. Outside tap. Outside lighting.

### FRONT GARDEN

Lawned to front with paved pathway to front door.

### GARAGE

Dimensions: 17' 10" x 15' 2" (5.46m x 4.63m). Larger than average, with up and over access door. Power and lighting.

### DRIVEWAY

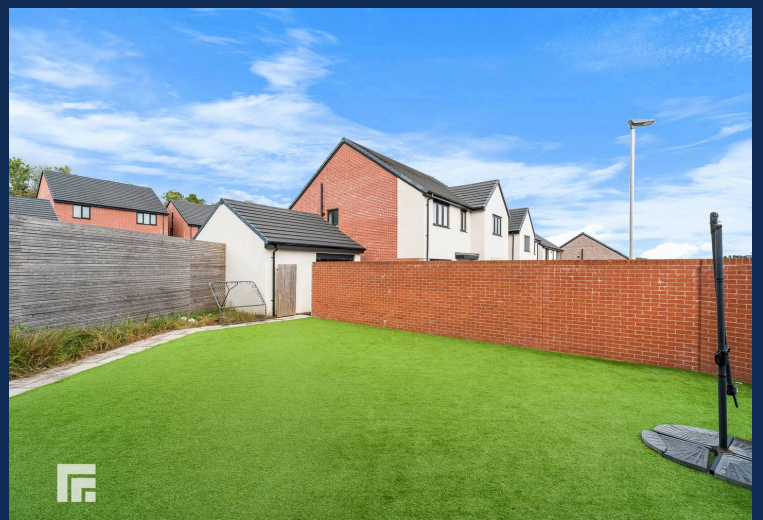
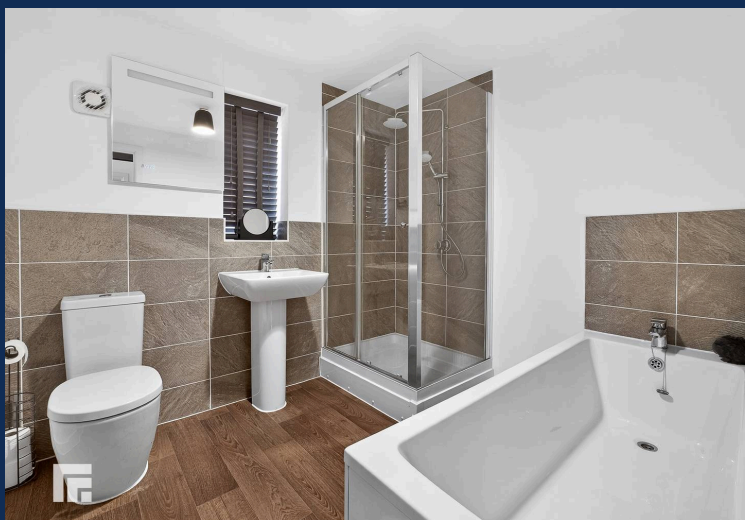
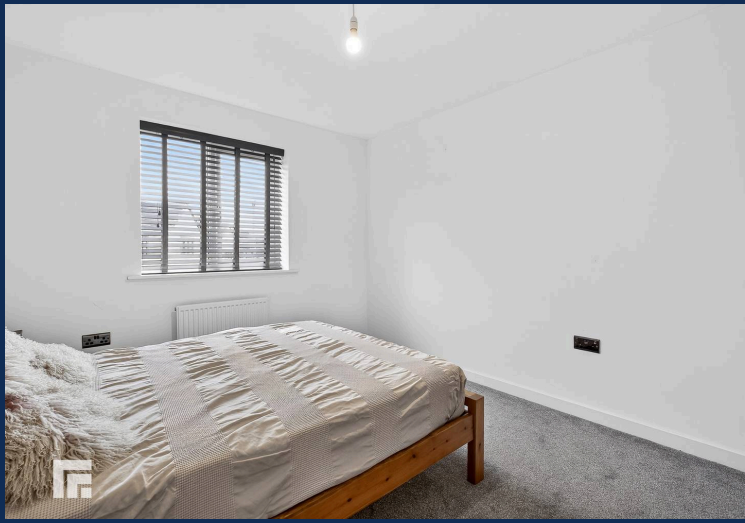
Driveway to rear leading to the detached garage.

### ADDITIONAL INFORMATION

Site charge will be payable when the site is finished and will be approx £250 per annum.







GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.

1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA: 1582 sq.ft. (147.0 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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