



Colgrove Llantrisant Road, Capel Llanilltern

£750,000 Leasehold

An exceptionally spacious five bedroom detached family home located on a plot of approx half of an acre, in a popular location being a short distance from transport links. Large entrance hallway, cloakroom, study, spacious lounge with feature fireplace, dining room, kitchen, breakfast room and utility room. To the first floor are five good sized bedrooms, primary bedroom with dressing room and ensuite, there is also a family bath and shower room. Electric heating. Large lawned rear garden. Long driveway to front leading to the detached double garage. EPC

Rating: tbc

Council Tax band: I

Tenure: Leasehold

Entrance Hallway

19' 3" x 11' 7" (5.87m x 3.54m)

Approached via a wood panelled entrance door leading to the large entrance hallway. Central staircase leading to the first floor. Additional window to front. Laminate flooring. Two electric heaters.

Cloakroom

Comprising low level wc.

Study

13' 2" x 9' 9" (4.02m x 2.96m)

Overlooking the lawned front garden. Electric heater.

Lounge

24' 10" x 21' 3" (7.57m x 6.47m)

An excellent sized bay fronted primary reception with large brick built fireplace. French doors leading to the side garden. Double doors to dining room. Electric heater.

Dining Room

17' 6" x 14' 10" (5.34m x 4.51m)

Overlooking the large lawned garden. French doors to the side garden. Ample space for large family dining table. Laminate flooring. Electric heater.

Kitchen

11' 9" x 10' 11" (3.57m x 3.33m)

Appointed along three sides in units and laminate worktops. Inset two bowl sink and side drainer. Inset four ring hob with concealed cooker hood above. Integrated oven. Window to rear. Tiled flooring. Opening to breakfast room. Electric heater.

Breakfast Room

9' 8" x 9' 0" (2.95m x 2.75m)

Overlooking the large lawned rear garden, ample space for family breakfast table. Tiled flooring. Door to utility room.

Utility Room

9' 9" x 7' 9" (2.96m x 2.37m)

Units and worktop to one side. Inset stainless steel sink with side drainer. Window to side. Door and window to rear. Tiled flooring. Electric heater.

First Floor Landing

Split central staircase leading to gallery landing.

Window to front. Doors to all rooms. Airing cupboard housing hot water cylinder.

Bedroom One

23' 0" x 21' 4" (7.01m x 6.50m)

An excellent sized primary bedroom with bay window to front and additional window to side. Storage heater.

Dressing Room

10' 9" x 4' 0" (3.27m x 1.21m)

A versatile room with potential to make into a dressing room.

Ensuite

10' 7" x 6' 5" (3.23m x 1.96m)

A white suite comprising of low level wc and bidet, pedestal wash hand basin, panelled bath with overhead shower. Fully tiled walls. Electric shave point. Extractor fan. Obscured glass window to side.

Bedroom Two

17' 7" x 15' 0" (5.36m x 4.58m)

Another great sized bedroom with dual aspect windows overlooking the rear and side. Storage heater.

Bedroom Three

11' 1" x 11' 9" (3.37m x 3.58m)

Overlooking the rear garden. Electric heater.

Bedroom Four

13' 6" x 7' 10" (4.12m x 2.39m)

A good sized bedroom overlooking the rear garden. Built in storage cupboard housing water tank. Storage heater.

Bedroom Five

9' 9" x 9' 6" (2.98m x 2.89m)

Final bedroom overlooking the front entrance approach. Storage heater.

Family Bathroom

11' 0" x 9' 0" (3.35m x 2.74m)

Comprising of low level wc and bidet, vanity wash hand basin with ample storage below, panelled bath, separate shower cubicle with electric shower head and glass sliding doors. Electric shaver point. Extractor fan. Obscured glass window to rear. Fully tiled walls.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Large lawned rear garden enclosed by tree borders.
Large side access with gate to front.

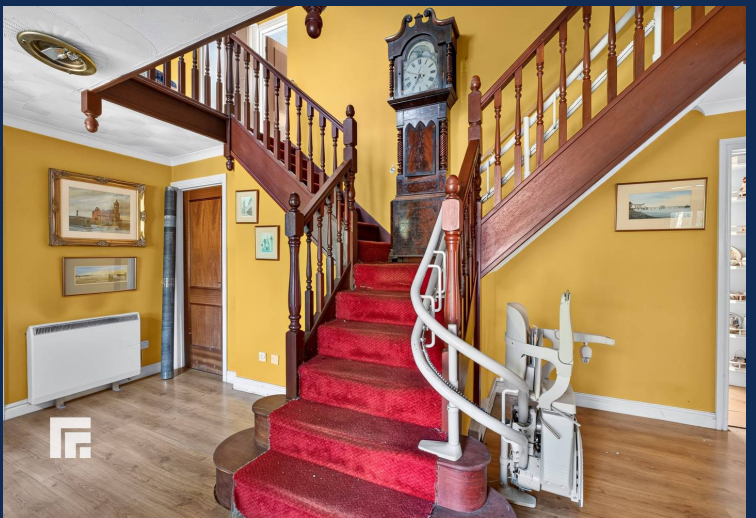
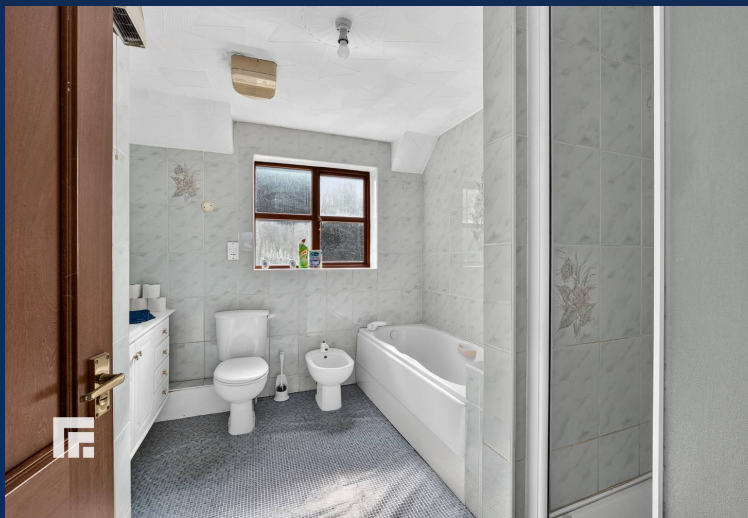
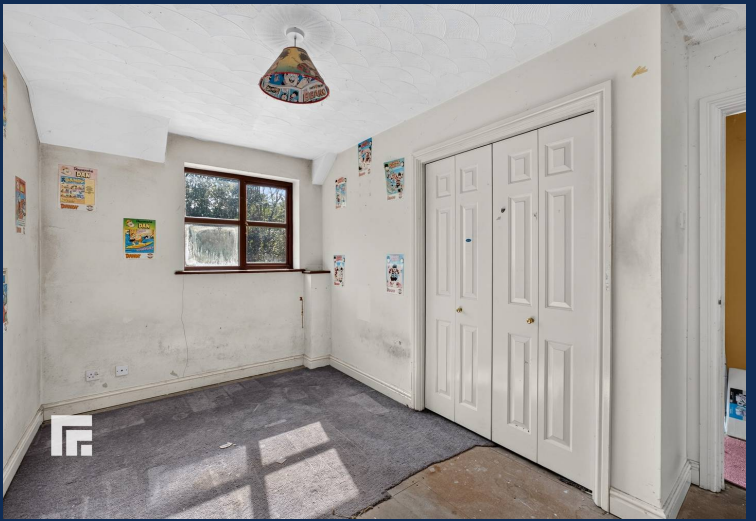
FRONT GARDEN

With long driveway leading to the detached double garage.
Large areas of lawn with tree boundaries.

DOUBLE GARAGE

1 Parking Space

6.27 x 5.47 With twin up and over access doors. Power and lighting. Window to side. Pedestrian door to side.



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