



56 Clos Rhys Meurug, Capel Llanilltern

£439,950 Freehold

A beautifully presented four bedroom detached 'Charles Church' property on the popular Capel Llanilltern development. A welcoming entrance hallway, lounge, WC, sitting room and open plan kitchen/dining/family room. To the first floor; primary bedroom with en-suite shower room, two further double bedrooms, family bathroom and fourth bedroom. A well manicured, large, landscaped, south facing rear garden. Garage and driveway. EPC rating: B

Council Tax band: F

Tenure: Freehold

Hallway

Entered via a modern composite door with obscured glass panels, a welcoming hallway. Wall panelling to one side. Tiled flooring. Radiator. Doors to all rooms. Half turning staircase first floor.

Sitting Room

9' 10" x 8' 3" (2.99m x 2.52m)

A second well presented reception room. Quality wood effect laminate flooring. Radiator. UPVC windows to front and side.

Cloakroom

4' 7" x 3' 1" (1.39m x 0.93m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Extractor fan. Radiator. Tiled splashbacks. Continuation of tiled flooring.

Lounge

14' 5" x 10' 6" (4.40m x 3.21m)

A spacious family lounge. Radiator. UPVC window to front.

Open Plan Kitchen/Dining/Family Room

22' 10" x 11' 10" (6.97m x 3.61m)

An impressive open plan kitchen/dining/family room. Appointed along three sides, eye and low level cupboards beneath quality laminate worktops, integrated stainless steel 1.5 bowl sink with side drainer, integrated four ring induction hob, extractor hood, integrated oven and integrated oven/grill, integrated fridge freezer, integrated dish washer and integrated washing machine. Cupboard housing 'IDEAL' combi boiler. Ample space for dining room table and seating area. Two radiators. Tiled flooring. Spotlights. UPVC window to rear. Double French doors opening into the rear garden.

First Floor Landing

Access to loft space. Built in storage cupboard. UPVC window to side. Doors to all rooms.

Bedroom One

13' 4" x 9' 9" (4.07m x 2.97m)

A beautifully presented primary bedroom. Modern wall panelling. Radiator. UPVC window to front. Door to en-suite

Ensuite Shower Room

7' 3" x 4' 3" (2.21m x 1.30m)

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

Bedroom Two

9' 11" x 9' 2" (3.01m x 2.80m)

A second double bedroom. Modern wall panelling to one side with LED lighting. Radiator. UPVC windows to front.

Bedroom Three

11' 4" x 9' 1" (3.45m x 2.77m)

A third double bedroom. Modern wall panelling to one side with LED lighting. Radiator. UPVC window to rear.

Bedroom Four

11' 3" x 7' 0" (3.43m x 2.13m)

A fourth bedroom. Radiator. UPVC window to rear.

Family Bathroom

7' 3" x 5' 7" (2.20m x 1.70m)

Modern white suite; low level WC, counter top wash hand bowl basin with black wall mounted mixer tap and painted wooden vanity unit. Bath with black mixer tap and dual headed black shower. Black framed, glass shower screen. Scalloped wall tiles. Extractor fan. Heated towel rail. Patterned floor tiles. Obscured glass window to side.

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

Bordered by a brick wall and timber fence, an enclosed, landscaped South facing rear garden. Paved patio area leading to a large area of well manicured lawn. Pathway leading to composite decked seating area. Mature trees and shrubs. Outside tap. Three outside power sockets. Timber gate to side for access to driveway and garage.

FRONT GARDEN

Mature plants and shrubs. Paved pathway leading to entrance. Pathway to side leading to timber gate for access to rear garden.

DRIVEWAY

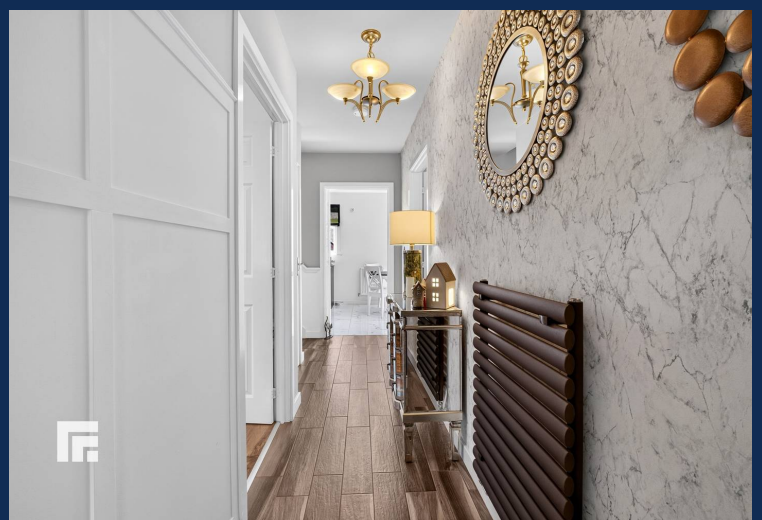
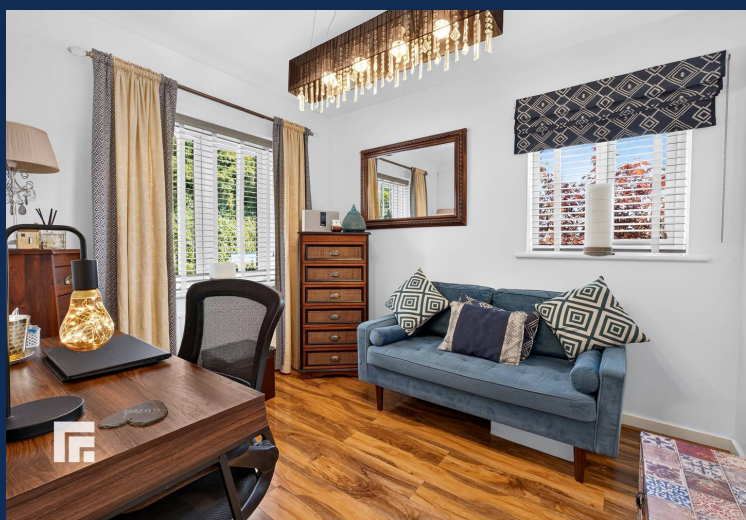
1 Parking Space

Parking for two vehicles in tandem in front of garage.

GARAGE

Single Garage

Single garage with up and over door. Power and lighting.



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