

**35 Rhodfa luean. Capel Llanillten
Nr Cardiff
CF5 6GG**

Entrance Hall

Enter via a composite door into a welcoming hall. Balustrade stairwell. Laminate floor. Cloakroom W.C. Radiator. Panelled doors leading into study and kitchen dining room



Cloakroom W.C.

Low level W.C. Wash hand basin. Radiator. Laminate floor

Study 10' x 9'

A versatile room with window to front. Radiator. Laminate floor



Kitchen Dining Room 13' x 12'9"

A nice and bright kitchen with plenty of natural light from both window and 'French' style glazed doors to rear. A good selection of white gloss wall and base units incorporating ample worktop space with sink unit & mixer tap. Plumbing for both dish washer & washing machine. Integrated stainless steel gas hob, electric oven & extractor canopy. Laminate floor. Closet. Radiator. Hidden wall mounted gas boiler that fires domestic hot water & central heating.



First Floor Landing

Doors off leading to lounge ,bedroom and linen cupboard. Stairwell rising to second floor landing

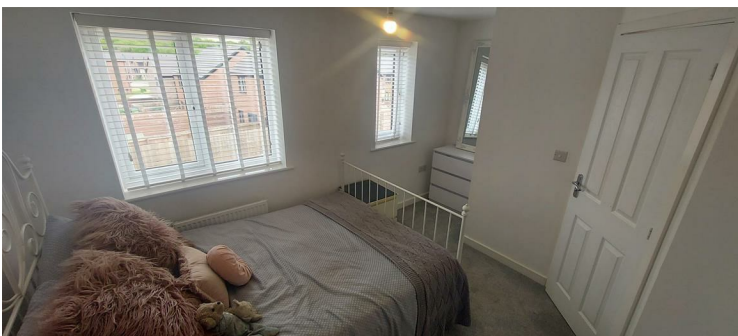
Lounge 13' x 9'2"

A light room with a large feature box bay window to front. Two radiators



Master Bedroom 13' x 9'6"

A generous sized double bedroom with two windows to rear. Radiator. Panelled door to:



En Suite Shower Room W.C.

Partially tiled with suite comprising of low level W.C. Wash hand basin. Tiled & glazed cubicle incorporating a mains fed mixer shower. Radiator. Laminate floor

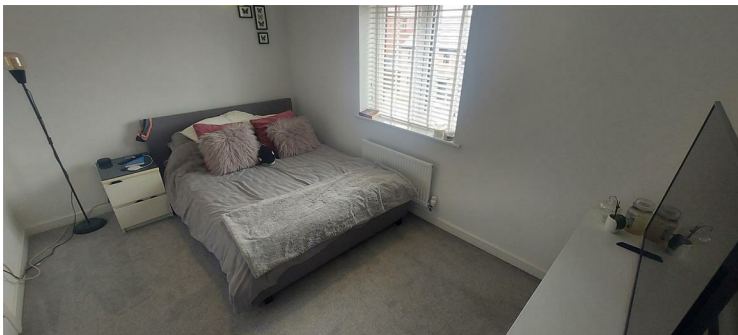


Second Floor Landing

Doors off leading to two bedrooms and bathroom W.C.

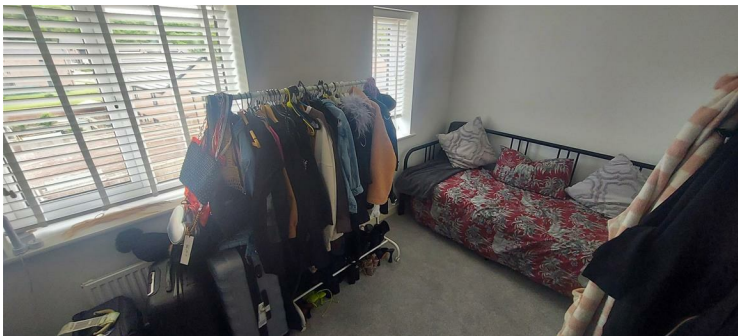
Bedroom Two 13' x 10'2"

Double bedroom with window to front. Radiator



Bedroom Three 13' x 9'6"

Third double bedroom. Two windows to rear. Radiator



Bathroom W.C

Partially tiled with suite comprising of low level W.C. Pedestal wash hand basin. Panelled bath with shower attachment. Glazed shower screen. Radiator. Laminate floor



Front Garden

Featuring a selection of shrubs

Rear Garden

A good sized flat garden that has recently been landscaped with a flagstone based area with Metal Pagoda. Nice sized lawn with a second flag stone based area with timber decked area. Garden is enclosed by timber fencing. Pedestrian gate to side



Parking

Situated to side of property is a car port with tarmac based area offering off road parking for two cars.

FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the

property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Situated At This Modern Development At Capel Llanillten Handily Placed Between Cardiff & Llantrisant Can Be Found This Recently Built Semi Detached Town House Boasting A Landscaped Garden. Accommodation Over Three Levels Briefly Comprises Of Entrance Hall, Cloakroom W.C. Study, Quality Fitted Kitchen Dining Room, Three Double Bedrooms (Master En Suite) & Family Bathroom W.C. Car Port To Side With Off Road Parking For Two Cars. Upvc Windows. Gas Central Heating. Nicely Presented Throughout. Well Worth Viewing.

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www.hoskinsmorgan.co.uk

£316,950 Freehold