

Cilffordd Y Coed

CAPEL LLANILLTERN, CARDIFF, CF5 6GN

GUIDE PRICE £230,000

**Hern &
Crabtree**



Cilffordd Y Coed

Perfectly positioned within this popular new-build development in Capel Llanilltern, this stylish two-bedroom end-of-terrace home offers well-proportioned accommodation throughout, with contemporary open-plan living and a beautifully landscaped rear garden.

Ideal for a first-time buyer or investor, the property is presented in excellent condition and is ready for its next occupier to move straight in.

The ground floor briefly comprises an entrance hall, a modern open-plan kitchen/diner/sitting area with patio doors opening onto the rear garden, and a convenient WC.

To the first floor are two well-sized double bedrooms and a family bathroom.

Externally, the property benefits from a lovely-sized, beautifully landscaped rear garden, providing an attractive outdoor space for relaxing and entertaining, along with a private driveway to the front.

Cilffordd Y Coed is a quiet residential street, tucked away just off Llantrisant Road and conveniently located close to Creigiau. The property also benefits from excellent public transport links to Cardiff City Centre, as well as easy access to the M4, making it ideally positioned for commuters.



Approx 541.00 sq ft

Entrance Hall

Entered via a wood front door, radiator, stairs to the first floor, laminate flooring.

Kitchen/Living Room

Kitchen has double glazed window to the front, wall and base units with worktop over, gas hob, oven, space for fridge and freezer, double sink and drainer, breakfast bar, understairs storage.

Lounge has double glazed French doors to the garden, three radiators,.

Cloakroom

Fitted with w.c and wash hand basin, laminate flooring.

Landing

Stairs from the ground floor, access to loft space.

Bedroom One

Twin double glazed windows to the front, radiator, fitted shelving.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the side, bath, walk in shower, w.c and wash hand basin, part tiled walls, laminate flooring.

Garden

Enclosed by timber fencing, stone pathway, garden shed, lawn, flower beds and gravel area, outside lights, cold water tap and power, path to the front driveway.

Driveway

Space for up to two vehicles, gravel area.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band TBC. EPC=

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own

legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

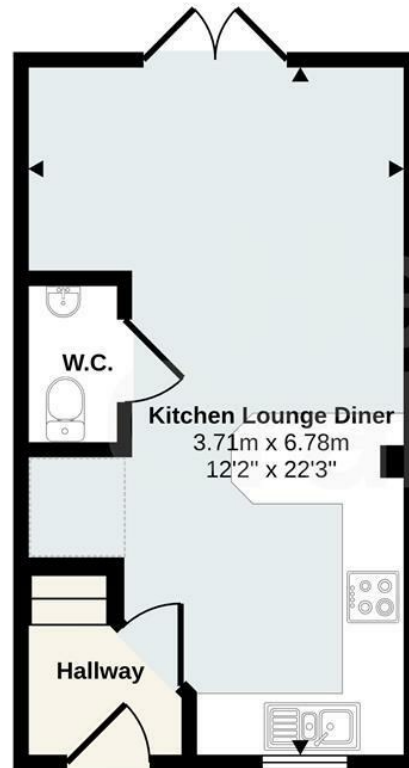
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Council Tax Band: C

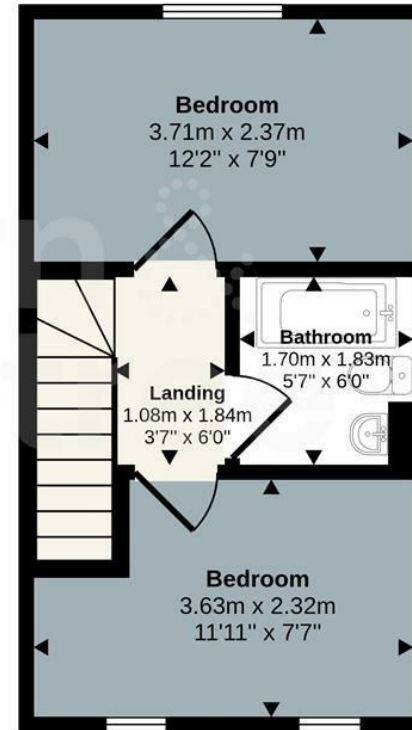




Approx Gross Internal Area
50 sq m / 541 sq ft



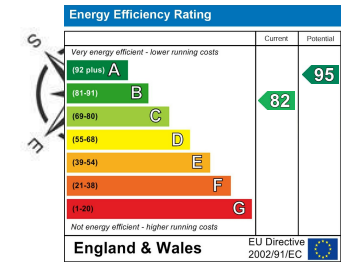
Ground Floor
Approx 25 sq m / 272 sq ft



First Floor
Approx 25 sq m / 269 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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