

Lon Yr Hen Ysgol

CAPEL LLANILLTERN, CARDIFF, CF5 6GF

£350,000

**Hern &
Crabtree**



Lon Yr Hen Ysgol

A stylish, three bedroom detached family home with an open plan kitchen/diner taking centre stage, perfectly placed on this newly built Persimmon Homes development in Capel Llaniltern.

wonderfully appointed and immaculately presented throughout, this wonderful home is ready for the next occupier to move straight in. The light and spacious accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen/Diner and Utility Room to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Master and a family Bathroom. The property further benefits from a landscaped rear garden as well as parking for two vehicles to the rear.

Lon Yr Hen Ysgol is a quiet street perfectly tucked away off Llantrisant Road and is located a stone's throw away from Creigiau and Pentyrch. There is also fantastic public transport links to and from Cardiff City Centre via Bus. It is also placed within easy access of the M4. Internal viewings are highly recommended!



969.00 sq ft

Entrance

Entered via a composite front door with obscure glass panel, stairs to the first floor with understairs w.c. a radiator, laminate flooring.

Cloakroom

Situated under the stairs, has w.c and wash hand basin, radiator, dado rail, laminate flooring.

Living Room

12'11 x 12'2

Double glazed window to the front, radiator.

Kitchen/Diner

18' x 9'3

Double glazed patio doors to the rear garden and double glazed window to the rear, wall and base units with worktop over, one and a half stainless steel sink and drainer, a four ring electric hob with electric double oven and grill, integrated dishwasher, integrated fridge and freezer, radiator, laminate flooring.

Utility

5'4 x 5'8

Fitted with a wall unit housing the combination boiler, storage cupboard, radiator, laminate flooring.

First Floor Landing

Stairs rise up from the hall, double glazed window to the side, airing cupboard, access to loft space.

Bedroom One

10'8 x 12'11

Double glazed window to the front, radiator.

En Suite

5'10 x 5'11

Double obscure glazed window to the front, fitted with walk in shower, w.c and wash hand basin, radiator, laminate flooring.

Bedroom Two

9'6 x 9'6

Double glazed window to the rear, radiator.

Bedroom Three

8'2 x 9'6

Double glazed window to the rear, radiator, dado rail.

Bathroom

5'7 x 6'10

Double obscure glazed window to the side, bath with shower over, w.c and wash hand basin, radiator, tiled walls, laminate flooring.

Rear Garden/Parking

Enclosed garden by brick wall, paved and Astro turf area, parking area, wooden gates to rear.

Front

Storage shed, shrubs and lawn area.

Tenure and additional information

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

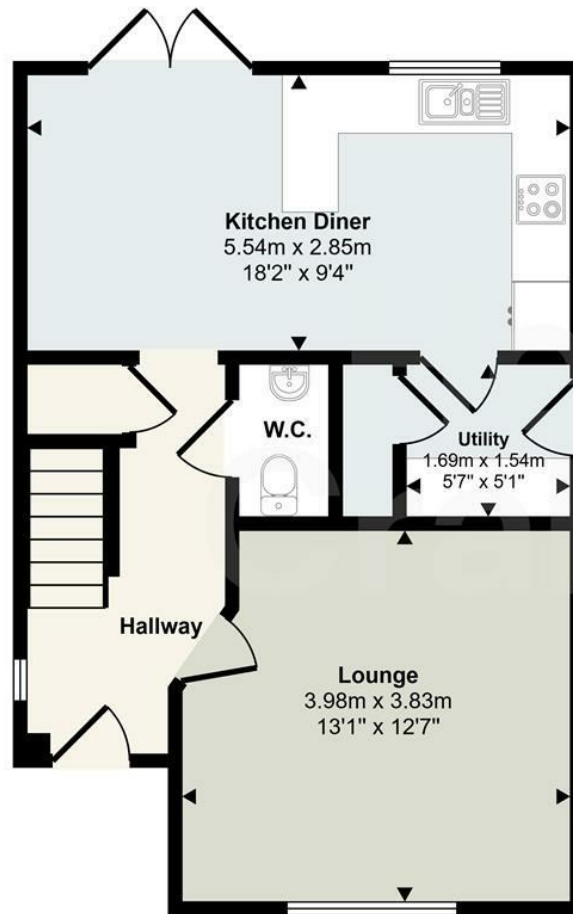
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The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

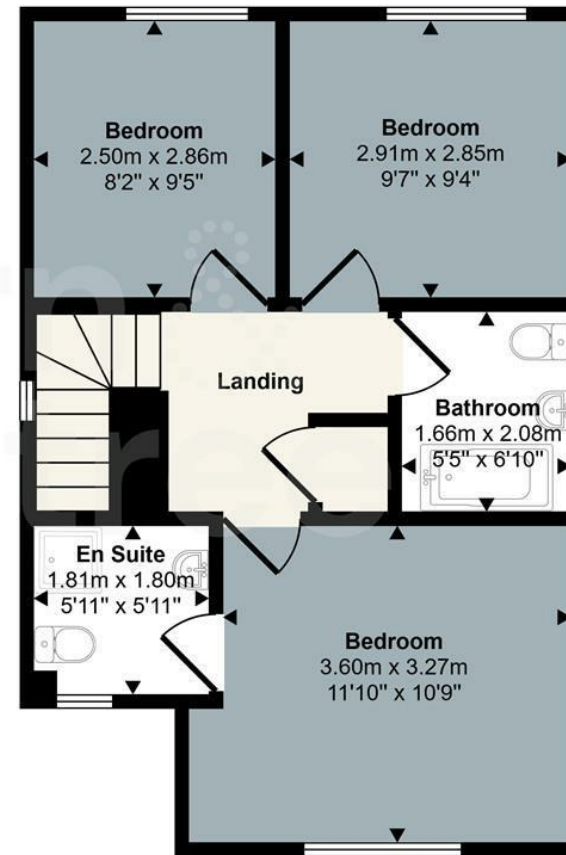




Approx Gross Internal Area
90 sq m / 969 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft



First Floor
Approx 45 sq m / 484 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	82	
(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

Good old-fashioned service with a modern way of thinking.

