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

Council Tax Band: C

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
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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.

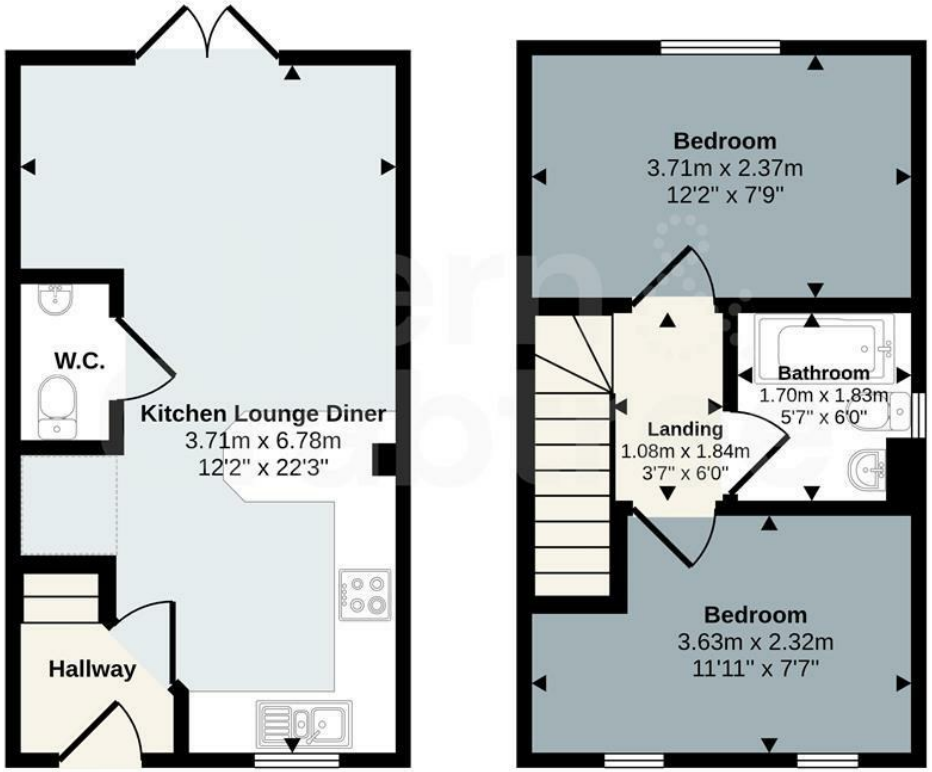


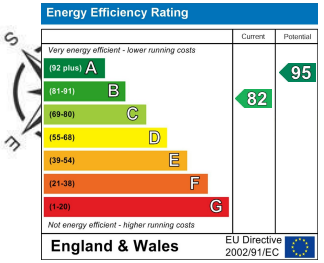












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