

Trem Y Graig

CAPEL LLANILLTERN, CARDIFF, CF5 6GL

£245,000

Hern &
Crabtree



Trem Y Graig

Perfectly placed on this new build development in Capel Llanilltern is this larger style two bedroom semi-detached house. Well proportioned throughout and with a modern open plan kitchen/diner, this property would make a perfect first time buy or investment!

Ready for the next occupier to move straight in, the accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge and an Open Plan Kitchen/Diner with Patio doors out onto the rear garden to the ground floor. To the first floor are Two double Bedrooms and a family Bathroom. The property further benefits a lovely size and beautifully landscaped rear garden as well a driveway for three cars to the side.

Trem Y Graig is a quiet street perfectly tucked away off Llantrisant Road and is located a stone's throw away from Creigiau. 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!



Approx 621.00 sq ft

Council Tax Band: C

Entrance

Entered via a composite front door into hallway, stairs to the first floor, radiator, wooden flooring throughout the ground floor.

Cloakroom

Double obscure glazed window to the rear with fitted shutter, w.c and wash hand basin, radiator, recess lights.

Living Room

Double glazed window to the front with fitted shutters, radiator, under stairs storage cupboard, wooden flooring.

Kitchen

Double glazed window to the rear and double glazed patio doors to the rear, wall and base units with worktop over, combination boiler, one and a half bowl sink and drainer with hot water tap, a four ring gas hob with integrated electric oven and grill combi, integrated fridge and freezer, integrated dishwasher and washing machine, radiator.

First Floor Landing

Stairs rise up from the hall, access to loft space.

Bedroom One

Twin double glazed windows to the front, with fitted shutters, radiator, storage cupboard.

Bedroom Two

Double glazed window to the rear, radiator.

Bathroom

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

Garden

We have been advised this is a South facing garden with timber fence surround, paved patio, lawn and decked sitting area, cold water tap, garden shed, access to parking.

Front

Parking

Parking to the side for up to three vehicles.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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.

Tenure and Additional Information

We have been advised by the vendor that the property is Freehold. Epc - B Council Tax - C



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



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		97
(81-91) B	83	
(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



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