



37 Gwern Gwynfael, Capel Llanilltern

£230,000 Freehold

A beautifully presented two double bedroomed end of terrace property in Capel Llanilltern. Entrance porch, open plan Lounge/Kitchen/breakfast room with double French doors to rear. To the first floor are two double bedrooms and modern family bathroom. Landscaped rear garden. Driveway. EPC Rating: B

Council Tax band: C

Tenure: Freehold

Hallway

Entered via a modern composite door, a welcoming hallway. Radiator. Stairs to first floor. Door into lounge/kitchen/breakfast room.

Lounge/Kitchen/Breakfast Room

22' 2" x 12' 3" (6.75m x 3.73m)

An open plan lounge/kitchen/breakfast room.

Appointed along three sides, modern eye and low level cupboards beneath marble effect laminate worktops, integrated four ring gas hob, integrated oven and extractor hood, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, space for fridge freezer and plumbing for washing machine. Breakfast bar with low level cupboards and space for stools. Upvc window to front. Double French doors opening into the enclosed rear garden.

Cloakroom

4' 10" x 2' 9" (1.48m x 0.85m)

Modern white suite; low level WC, wall hung corner wash hand basin with chrome mixer tap. Tiled splashback. Extractor fan. Radiator.

First Floor Landing

Access to loft. Doors to all rooms.

Bedroom One

12' 3" x 7' 9" (3.74m x 2.37m)

Double bedroom. Space for wardrobes. Radiator. Window to rear looking out to woodland area.

Bedroom Two

7' 9" x 2' 7" (2.36m x 0.79m)

A second double bedroom. Space for wardrobes. Radiator. UPVC window to front.

Bathroom

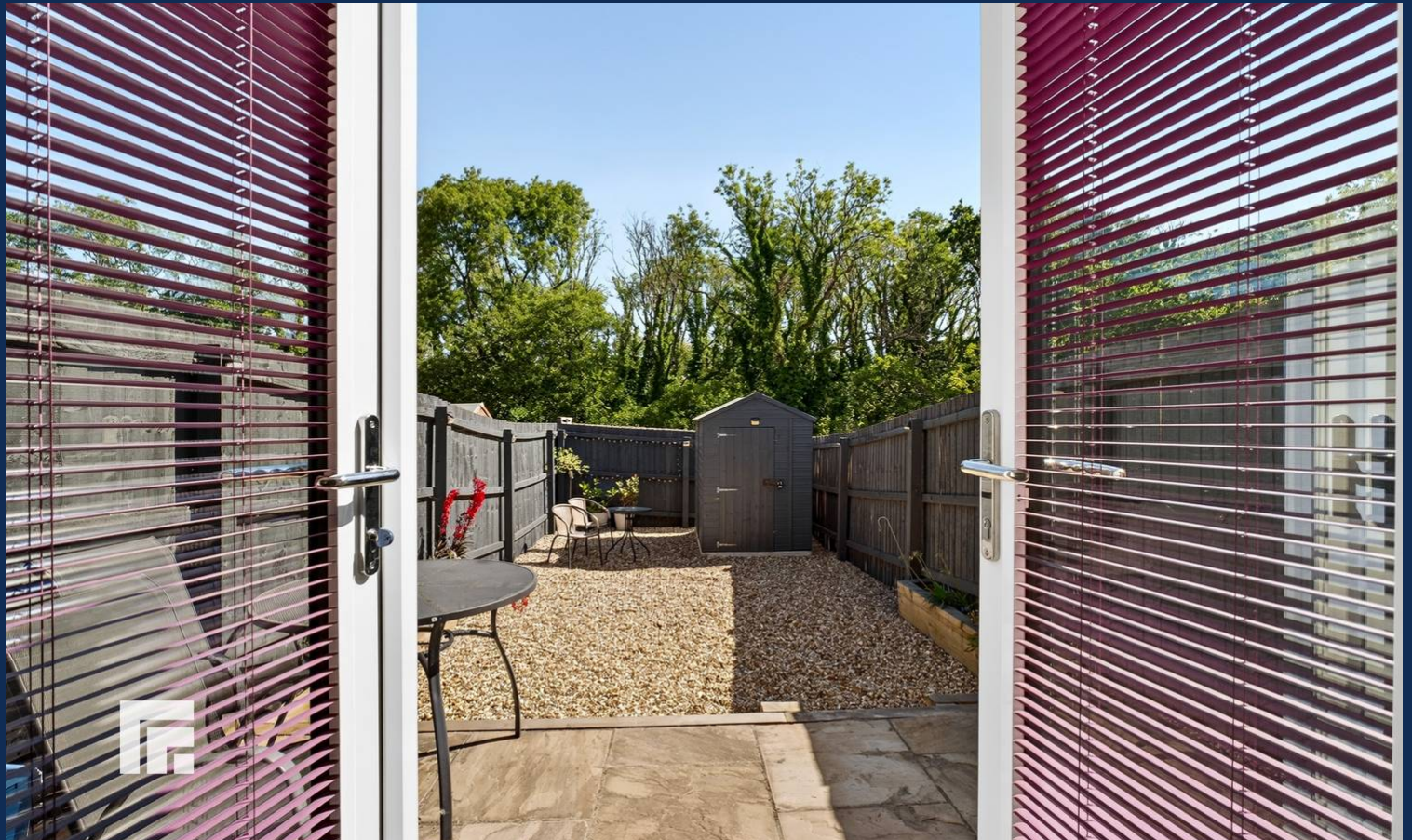
6' 0" x 5' 6" (1.82m x 1.68m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower. Extractor fan. Radiator.

Obscured glass window to side.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

Bordered by a timber fence, an enclosed rear garden. Paved patio leading to a stoned area. Wooden sleeper planters to one side. Timber shed. Timber gate to side for access with pathway leading to front.

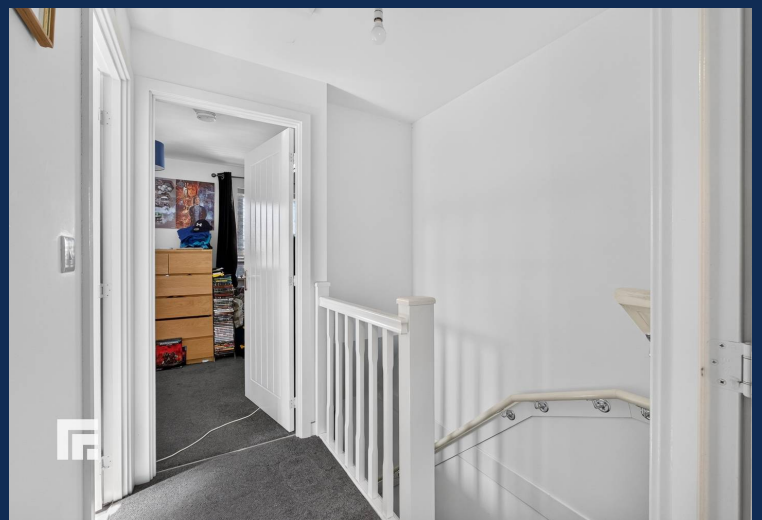
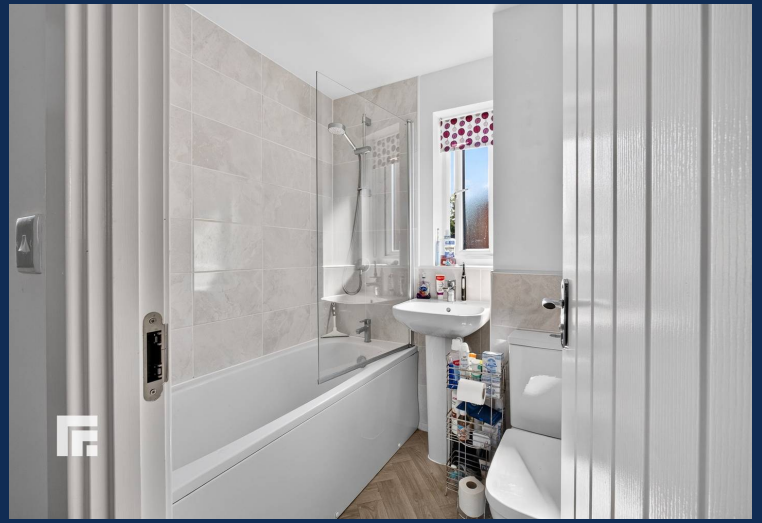
FRONT GARDEN

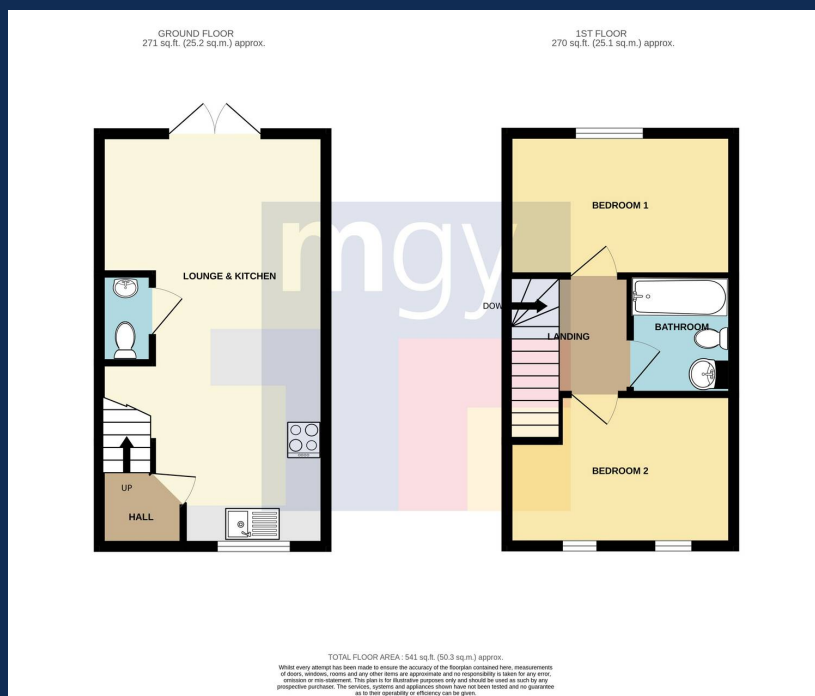
Driveway. Slate chipping area to side.

DRIVEWAY

1 Parking Space

Block paved driving with parking for one vehicle to front





RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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