



GWERN GWYNFAEL

CAPELLANTILLERN





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CAPEL LLANTILLERN, CF5 6GE - ASKING PRICE £290,000

 3 bedroom(s)  1 bathroom(s)  772.00 sq ft

A charming three-bedroom mid-link house offers a delightful blend of modern living and comfort. Spanning an impressive 772 square feet, the property features a well-designed layout that is perfect for families or those seeking a bit more space. Upon entering, you are welcomed into a bright reception room that serves as an ideal space for relaxation or entertaining guests. The heart of the home is the contemporary kitchen, which is both functional and stylish, providing ample room for culinary creations.

The property boasts three bedrooms, each offering a peaceful retreat at the end of the day. The well-appointed bathroom is designed with modern fixtures, ensuring convenience and comfort for all residents. One of the standout features of this home is the beautifully landscaped rear garden. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting.

PROPERTY SPECIALIST

Mr Julian Preston


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Senior valuer





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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 	















HALLWAY**KITCHEN**

3.51m x 2.67m (11'6" x 8'9")

LIVING ROOM

3.71m x 3.25m (12'2" x 10'8")

W.C.**LANDING****BATHROOM****BEDROOM**

3.71m x 2.31m (12'2" x 7'7")

BEDROOM

2.36m x 1.73m min (7'9" x 5'8" min)

BEDROOM

5.89m x 2.67m min (19'4" x 8'9" min)

GARDEN

A landscaped rear garden with attractive paved patio with slate borders. Wooden feather edge fencing. Wooden garden shed.

PARKING

One allocated parking space directly out the front of the property with additional parking available.

CONSTRUCTION

Timber framed with internal insulation boards and pitched roof

SCHOOL CATCHMENT

My English medium primary catchment area is Creigiau Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgyllch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.

My English medium secondary catchment area is Radyr Comprehensive School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Creigiau (CYM) (year 2024-25)

Sylwer - Nid oes dalgyllch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established.

Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

TENURE

We have been advised that the property is Freehold. Your legal representative should confirm this.

MOBILE & BROADBAND

Broadband speeds of up to 900 Mbps are available. There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

COUNCIL TAX

Band D

EPC

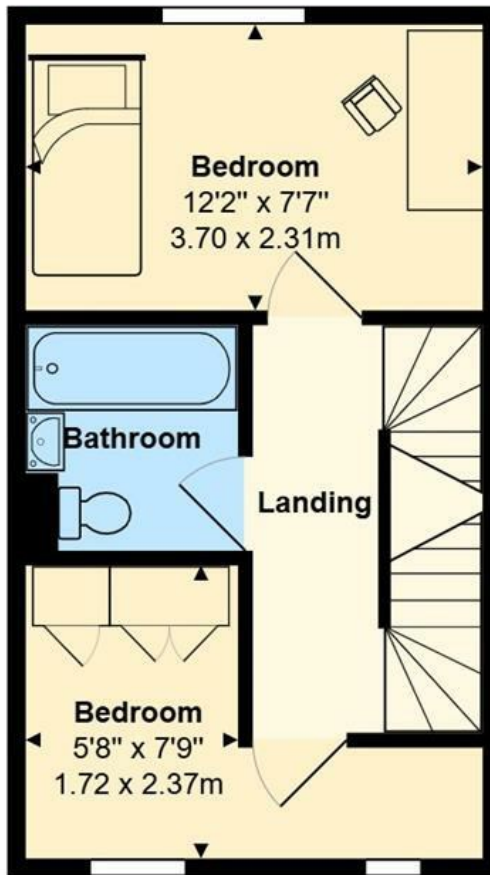
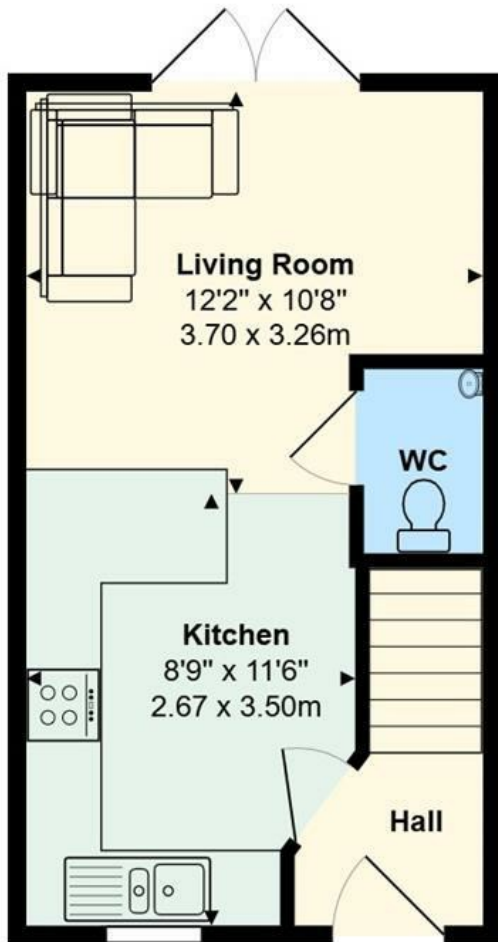
Rated B

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This property benefits from a friendly community atmosphere while being conveniently close to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this terraced house presents an excellent opportunity to secure a lovely home in a sought-after location. Don't miss the chance to make this delightful property your own.

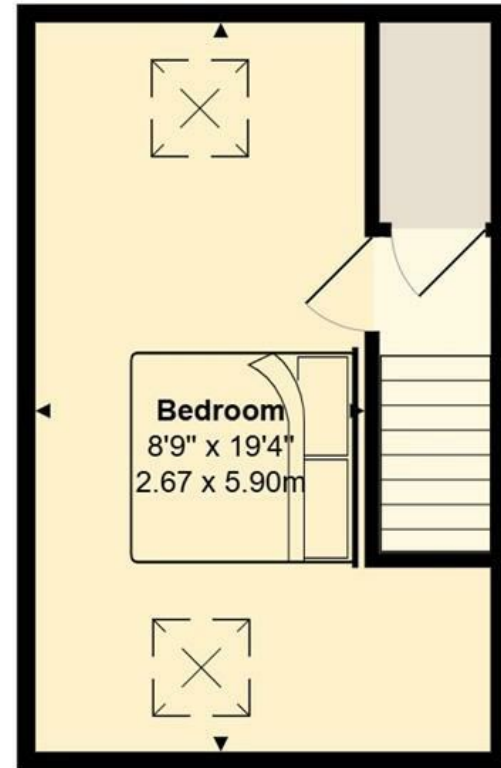
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Comments by Mr Julian Preston



Gwern Gwynfael

Total Area: 772 ft² ... 71.8 m²



All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross