

Llantrisant Road

Capel Llanilltern, Cardiff CF5 6JD

- Substantial Residence
- Five Double Bedrooms
- Two Bathrooms
- Detached Annex
- Large Grounds
- Striking Distance Of Cardiff
- Parking For Several Vehicles
- EPC = E

Guide price £595,000

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Discretely positioned just off Llantrisant Road in Capel Llanilltern is this generous detached residence placed on a substantial plot. A rare find, this property boasts significant land with its own private granny annex. Developers may be interested in the land building potential too* The detached house offers five double bedrooms and spacious reception rooms with a total of over 3,700 square feet with the annex and house combined.

The property benefits from being located close to neighbouring villages of Creigiau and Pentyrch which provide amenities such as primary schools, supermarkets and public houses. There is a well regarded secondary school at Radyr Comprehensive. Transport links are excellent with M4 connections at J32 and J34.

Pin drop for the turning to the house: <https://goo.gl/maps/1SDyg1e2AnteVFCF9>

Entrance Hall 16'10 x 12'1 (5.13m x 3.68m)

Entered into a large entrance hall via double glazed stained glass front door with matching windows either side, egg @ dart coving, stairs rising to the first floor, tiled flooring, radiator, open arch to kitchen/diner and to the lounge.

Lounge 17'1 x 17'5 (5.21m x 5.31m)

Double glazed pvc window to the front, ceiling rose, coving, radiator, gas fireplace with surround.

Dining Room 9'4 x 17'5 (2.84m x 5.31m)

Double glazed pvc window to the front, coving, radiator.

Kitchen/Breakfast Room/Sitting Room 17' x 13'1 (5.18m x 3.99m)

An open plan room, period coving, ceiling rose, gas fireplace with stone surround, TV point, radiator and double glazed French doors leading out to the rear garden with matching windows, two steps to the breakfast room.

Kitchen 27'4 x 13'1 (8.33m x 3.99m)

Open plan to Sitting Room, fitted with a range of wall and base units with work tops over, one and a half bowl sink and drainer with mixer tap, plumbing for dishwasher, centre island with cooker hood and four ring Bosch electric hob, integrated oven and grill, tiled flooring, double glazed french doors leading out to the rear garden, double glazed window to the rear,

Inner Lobby

Radiator, tiled flooring, door to the rear garden.

Cloakroom

Double obscure glazed window to the rear, w.c and wash hand basin, part



tiled walls, tiled flooring.

Utility Room 7'10 x 10'6 (2.39m x 3.20m)

Double glazed window to the rear, plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer, base units, tiled flooring, radiator.

First Floor Landing

Stairs rising from entrance hall with wooden handrail and spindles, large landing with ceiling rose, double glazed bay window to the front, radiator, coving, doors to:

Bedroom One 16'8 x 23'9 (5.08m x 7.24m)

Double glazed window to the front and to the side with countryside views, two radiators, period coving, walk in wardrobe with fitted shelving and a radiator.

En suite 7'2 x 9'10 (2.18m x 3.00m)

Double obscure glazed window to the rear, radiator, wash hand basin, w.c and corner shower cubicle, shaver point, vinyl flooring.

Bedroom Two 17'3 x 17'5 (5.26m x 5.31m)

Double glazed pvc window to the front, radiator.

Bedroom Three 13'6 x 20'10 (4.11m x 6.35m)

Double glazed pvc window to the rear, radiator.

Bedroom Four 10'1 x 13'5 (3.07m x 4.09m)

Double glazed pvc window to the rear, radiator.

Bedroom Five 13'9 x 13'8 (4.19m x 4.17m)

Double glazed pvc window to the front, radiator.

Bathroom 13'4 x 11'11 (4.06m x 3.63m)

Double obscure glazed pvc window to the rear, corner bath, shower cubicle, w.c and twin wash hand basins, radiator, extractor fan, shaver point, part tiled walls.

Front

The property is approached off Llantrisant Road, long driveway opening to turning circle, raised stone chipping borders, lawn area, mature shrubs, hedge rows and trees, also secondary driveway to the detached annex.

Garage

An integral garage

Rear Garden

Large lawn, mature trees, raised patio sitting area which is mainly paved.

Separate One Bedroom Annex

Annex Entrance

Entered via double glazed door, tiled flooring, storage cupboard.

Annex Bedroom 8'1 max x 16'9 max (2.46m max x 5.11m max)

Double glazed window to the front and the rear, radiator, telephone point.

Annex Bathroom 6'4 x 5'6 (1.93m x 1.68m)

Double obscure glazed pvc window to the front, p shaped bath, w.c and wash hand basin, part tiled, extractor fan.

Annex Lounge 16'4 x 10' (4.98m x 3.05m)

Double glazed french doors to the rear and double glazed pvc window to the rear, radiator.

Annex Kitchen 6'4 x 6'11 (1.93m x 2.11m)

Double glazed windows to the front, fitted with wall and base units, stainless steel sink and drainer, plumbing for washing machine, Baxi boiler, tiled flooring.

Tenure & Additional Information

We have been advised by the seller that the property is freehold.

The property has a shared access with the Farm

From main description

*subject to relevant planning permissions

DIRECTIONS

Pin drop for the turning to the house: <https://goo.gl/maps/1SDyg1e2AnteVFCF9>

Just before the M4 bridge. (driving away from Cardiff) Gate on the left side sign posted Tydu Farm. Open the wooden gate for Tydu Farm & Livery and continue 50 yards taking the first right turning sign posted Downfield House

