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**MR HOMES**  
SALES & LETTINGS



Clos Rhys Meurug,  
Capel Llanilltern,  
Cardiff CF5 6GA

Guide Price £389,950

Freehold

# Clos Rhys Meurug

## Capel Llanilltern, Cardiff, CF5 6GA

- IMMACULATE & MODERN 4-BED DETACHED RESIDENCE
- CORNER PLOT with VERY LARGE & ENCLOSED REAR GARDEN
- DETACHED GARAGE with PITCHED ROOF
- DOUBLE GATED LARGE DRIVEWAY
- CLOAKROOM
- VERY SPACIOUS KITCHEN / DINER
- OFFICE/STUDY
- MASTER BEDROOM with EN-SUITE
- uPVC D/G WINDOWS & GAS C/H - EPC RATING = B
- FREEHOLD



### NO CHAIN!!!

A MODERN & DETACHED 4-BED FAMILY RESIDENCE SET ON A LARGE CORNER PLOT - 8 YEARS APPROX. REMAIN ON NHBC BUILDMARK WARRANTY - EPC RATING = B - NEW MODERN DEVELOPMENT - VERY GENEROUS SIZE REAR GARDEN - - DOUBLE GATED LARGE DRIVEWAY - DETACHED GARAGE with PITCHED ROOF - VERY SPACIOUS KITCHEN & DINING ROOM - OFFICE/STUDY - SPACIOUS LOUNGE - CLOAKROOM - MASTER BEDROOM with EN-SUITE  
3x HD SWANN SECURITY CAMERAS TO STAY (1 TO THE FRONT & 2 TO THE REAR) FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this Immaculately Presented 4-Bedroom Detached Family Home, Internal Viewing is Advised, the property comprises in brief; Entrance Hallway, Cloakroom, Office/Study, Lounge, Quality Fitted Kitchen Open-Plan to the Dining Room, Staircase to the 1st Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Outside Front & Side have Laid Slate Chippings Bordering. The Large & Enclosed Rear Garden has a Natural Stone Patio to Laid Lawn and is Enclosed by Brick Walls & Feather Edge Fencing. There are 2x Double Swing Gates Enclosing the Rear Garden & Large Driveway and Leads to the Detached Garage. uPVC Double Glazing Windows & Gas Central Heating powered by a Combi-Boiler.

EPC Rating = B. Council Tax Band = F.  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...**



**Entrance Hallway** - 16' 6" x 3' 3" (5.03m x 0.99m) Premium cortex flooring. uPVC double glazed front door. Single panel radiator. Doors leading to office, living room, kitchen & downstairs w.c. stairs to 1st floor.

**Cloakroom/ W.c** - 4' 8" x 3' 2" (1.42m x 0.96m) Cortex flooring. Single panel radiator. Pedestal wash hand basin with mixer tap. W.c. consumer unit.

**Office/ Study** - 9' 10" x 8' 4" (2.99m x 2.54m) Premium cortex flooring, single panel radiator. uPVC double glazed window x2 to front and side.

**Living Room** - 14' 6" x 10' 8" (4.42m x 3.25m) Fitted Carpets, double panel radiator, uPVC double glazed window to front.

**Kitchen / Diner - Open-Plan** - 22' 11" x 11' 2" max (6.98m x 3.40m)

Kitchen - Open plan to dining room. Tiled flooring. 4 ring gas hob with oven below and extractor above. Matching wall & base units with tiled splash back. One & a half bowl sink with mixer tap & drainer. uPVC double glazed window to rear. Dining Room - Premium cortex flooring. 2x double panel radiators. uPVC double glazed French doors to rear garden.

**1st Floor Landing** - 8' 7" x 8' 6" (2.61m x 2.59m)

Fitted carpets to stairs & landing. uPVC double glazed window to side. Access to storage cupboard & loft hatch. Doors leading to all bedrooms & bathroom.

**Master Bedroom** - 13' 5" x 9' 10" (4.09m x 2.99m)

Fitted carpets. uPVC double glazed window to front. Single panel radiator. Built in wardrobes. Door leading to En-Suite.

**En-Suite** - 7' 4" x 4' 4" (2.23m x 1.32m)

Tiled flooring. Half tiling on walls. Mains shower cubicle. Single panel radiator. Pedestal wash hand basin with mixer tap. uPVC double glazed obscured window to side. W.c.

**Bedroom 2** - 11' 5" x 9' 1" (3.48m x 2.77m)

Fitted carpets. uPVC double glazed window to front. Single panel radiator. Built in wardrobes.

**Bedroom 3** - 9' 10" x 9' 3" (2.99m x 2.82m)

Fitted carpets. Single panel radiator. uPVC double glazed window to rear.

**Bedroom 4** - 11' 3" x 7' 1" (3.43m x 2.16m)

Premium cortex flooring. uPVC double glazed window to rear. Single panel radiator.

**Family Bathroom** - 7' 3" x 5' 7" (2.21m x 1.70m) Tiled flooring. Half tiled walls. Bath with mixer tap & mains shower above. Pedestal wash hand basin with mixer tap. W.c. uPVC double glazed obscured window to side. Single panel radiator.

**Front & Side - Laid Slate Chippings to Border**

**Rear Garden - Enclosed**

Large rear garden with additional drainage installed by the vendor. Enclosed via walls & fencing. Mainly turfed with an area for parking. Wooden gates to parking area. Access to garage. Sandstone patio slabs. Outside tap.

**Double Driveway Enclosed by 2x Double Swing Gates**

**Detached Garage with Pitched Roof**

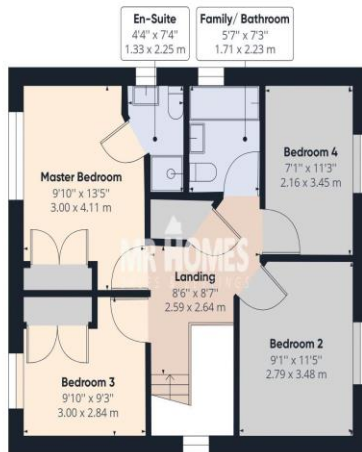
Power & Lighting.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1140.81 ft<sup>2</sup>

105.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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## CARDIFF WEST

Homes House,  
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