



Four Bedroom Detached Family Home Clos Rhys Meurug, Capel Llanilltern, CF5 6GA

Modern Detached Four Bedroom Family Home on a Corner Plot | Low Running Costs (EPC B)
Spacious Throughout | Traditional Frontage | Great School Catchment | Easy Transport Links
Space for Remote Work | Good Condition | Gated Driveway for Two Cars & Single Garage
French Doors that Extend the Living Space into the South Facing Garden



Offers in The Region of £450,000

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Step into this beautifully presented, contemporary FOUR-bedroom detached home, positioned on one of the most desirable plots within this modern development. With around four years remaining on the NHBC Buildmark Warranty, it offers peace of mind alongside impressive style, space and practicality.

Set on a generous corner plot, the property features a south-facing rear garden, double-gated driveway and a detached pitched-roof garage — a rare combination that adds real value and convenience.

Inside, the layout has been thoughtfully designed for modern family living. The expansive open-plan kitchen and dining room forms the heart of the home, providing an ideal space for entertaining, family meals and everyday life. A separate office/study/playroom, spacious lounge and a convenient cloakroom complete the flexible ground-floor accommodation.

Upstairs, the master bedroom with en-suite offers a private retreat, while three further well-proportioned bedrooms and a stylish family bathroom complete the first floor. The home benefits from uPVC double glazing and gas central heating via a combi-boiler and a low energy rating of just a B.

Outside, the south-facing garden is arranged with a natural stone patio contents the outsider and inside seamlessly, The landscaped lawn and shrubbery are connected to the Driveway through a wooden gate. Double swing gates secure the driveway and lead to the detached single garage, offering excellent parking for two cars and storage options.

This is an outstanding family home that combines space, style and modern convenience. Early viewing is strongly recommended.

Location. The Glan Y Coed development, built by Charles Church offers the perfect blend of modern living and countryside calm — a welcoming community suited to all ages. With energy-efficient homes and peaceful surroundings, it's ideal for families, professionals, key workers and anyone seeking a well-connected lifestyle.

The development is surrounded by charming villages and green spaces, giving you room to breathe while keeping everyday essentials close by. Key workers benefit from easy access to both the Royal Glamorgan Hospital and the University Hospital of Wales.

Cardiff is just 7 miles away, offering a vibrant mix of food, culture, shopping and entertainment, along with historic attractions and waterfront living. Travel links are excellent, with the M4 minutes away, Cardiff Airport nearby and rail connections available from Radyr and Cardiff Central.

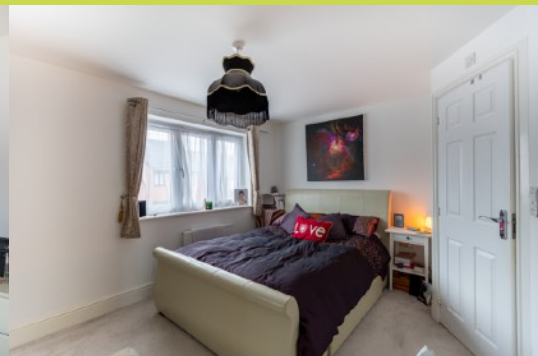
Closer to home, leisure options are plentiful. Radyr and Creigiau Golf Clubs are within easy reach, while Long Wood Nature Reserve provides scenic woodland walks. Everyday amenities are well covered, with Creigiau just five minutes away, Cardiff's major shopping districts under half an hour by car and Talbot Green Shopping Centre offering a wide range of high-street stores.

In short, Glan Y Coed delivers modern homes, a friendly community and superb access to both city and countryside — a location where every generation can feel at home.

The Accommodation comprises.

Entrance Hall. A spacious hallway with composite front door, uPVC window,

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radiator, plastered ceiling and quality grey wood flooring. The hall creates an immediate sense of style and quality on arrival, offering a bright, welcoming first impression and a durable, easy-clean surface ideal for busy family life.

Kitchen/Diner. A large open kitchen/diner with extensive storage, integrated appliances, double stainless-steel sink, five-ring gas hob, electric oven, extractor, and continuous quality wood flooring. A highly functional and stylish space perfect for cooking, hosting, and family life. Integrated appliances maximise workspace and storage, while the layout encourages social cooking and effortless entertaining.

Dining Area. French doors to the rear garden, space for dining furniture, matching flooring, radiator, and room for a snuggle chair and TV. A bright, inviting family hub where indoor and outdoor living blend seamlessly. Perfect for summer dining, relaxed evenings, and creating a warm, sociable atmosphere.

Living Room. A generous lounge with grey wood flooring, radiator, TV point, power sockets, and front-facing uPVC window, providing a comfortable, versatile living space ideal for family relaxation, movie nights, or a quiet retreat away from the kitchen/diner.

Play Room. This is an ideal space for the children and family to relax and enjoy quality family time together. Could easily be a formal dining room or home office. Window to the front.

Cloakroom/WC. Modern suite with WC, wash basin, radiator and extractor fan. Essential convenience for families and guests, reducing bathroom queues and adding practicality to the ground floor.

First Floor Landing. Fitted cream carpets, loft access, and doors to all rooms. A soft, comfortable transition space that enhances the home's flow and provides easy access to storage.

Master Bedroom. An attractive double bedroom with fitted wardrobes, TV point, radiator, and uPVC window provides a peaceful, well-designed retreat offering excellent storage and a calming environment for restful nights.

En-Suite. A Modern suite with walk-in shower, WC, wash basin, tiling, towel rail, extractor and obscure window adding privacy and convenience, reducing morning rush-hour and providing a hotel-style feel to the master suite.

Bedroom 2. This spacious double bedroom with fitted carpet, radiator and front-facing window is ideal as a guest room or child's bedroom, offering generous space and comfort.

Bedroom 3. This double bedroom, with window to rear is an ample size for a guest bedroom or Childs room. With space for all your storage needs. Fitted Carpet, a great room for anyone to relax and recharge their batteries for the next day. Plastered ceiling with central pendant light fitting.

Bedroom 4. Rear-facing bedroom currently used as a child's room or potential home office. A Flexible space that adapts to modern living — perfect for remote work, hobbies, or a nursery.

Family Bathroom. A Stylish bathroom with part-tiled walls, wood-effect flooring, bath with shower over, vanity storage, WC and obscure window. This practical, well-designed family bathroom offers both relaxation and functionality, with built-in storage keeping the space tidy and organised.

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Outside.

The property offers a smart, low-maintenance south facing garden with a mix of patio, decorative gravel and a neat lawn — perfect for relaxing, entertaining or enjoying time outdoors. Planters and shrubs add colour and charm, while the fully enclosed layout provides privacy and a safe space for children or pets.

Stylish patio doors open straight onto the terrace, creating an easy flow between indoor and outdoor living. There's plenty of room for seating, dining or simply unwinding in the fresh air.

A secure gated driveway provides off-road parking for multiple vehicles and leads to a detached brick garage, ideal for storage or additional parking.

Set within a well-kept modern development, the home sits among contemporary properties in a friendly, appealing neighbourhood.

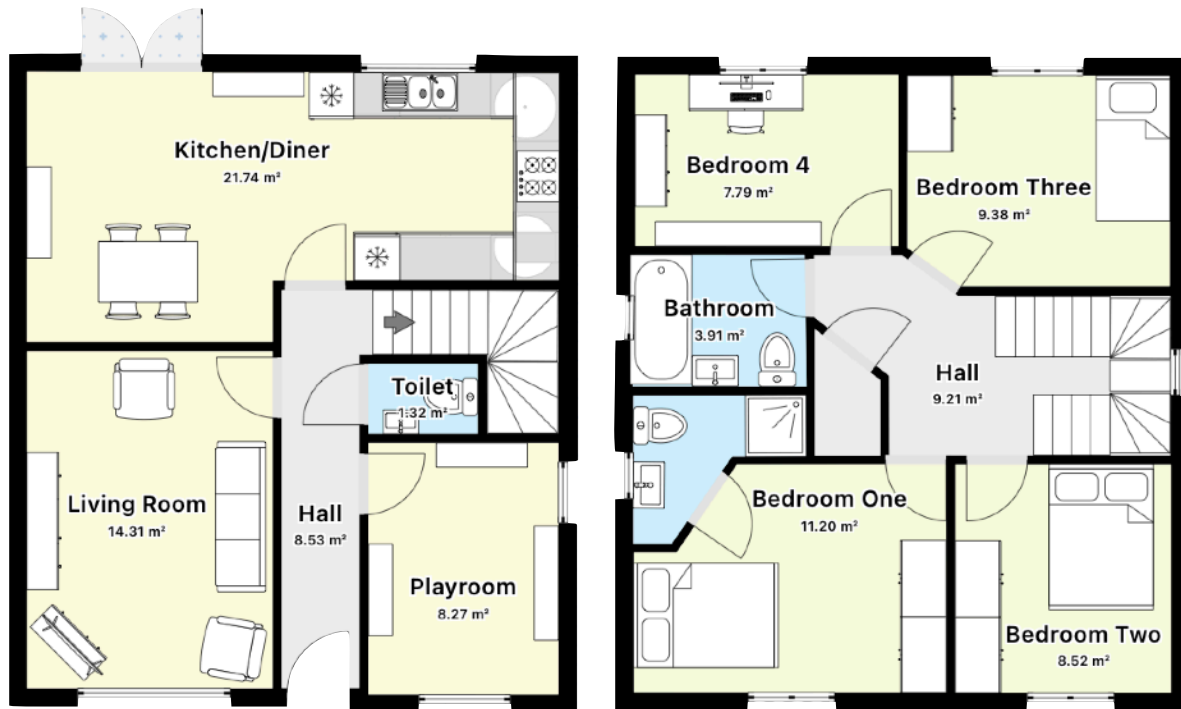
Tenure - FREEHOLD

Council Tax - Band F

Energy Performance Certificate - B

VIEWING - Strictly by appointment with the agents.

Floorplan: 112 square metres - 1,205 square foot



Room Dimensions

Entrance Hallway	3'4" x 17'2" (1.02m x 5.23m)	Bedroom 1	13' 5" x 9' 10" (4.09m x 3.00m)
Living Room	14' 7" x 10' 7" (4.45m x 3.23m)	Ensuite	7'4" x 6'5" (2.23m x 1.95m) [max]
Kitchen/Diner	9' 9" x 8' 4" (2.97m x 2.54m)	Bedroom 2	9' 10" x 9' 3" (3.00m x 2.82m)
Playroom	23' x 11' (7.01m x 3.35m)	Bedroom 3	11' 4" x 9' (3.45m x 2.74m)
Downstairs WC	3'0" x 4'9" (1.44m x 0.92m)	Bedroom 4	11' 2" x 7' (3.40m x 2.13m)
		Family Bathroom	7'4" x 5'8" (2.23m x 1.73m)

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