

# 95 Trem Y Rhyd

St. Fagans | Cardiff | CF5 6FT

Detached House | Asking Price Of £585,000



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# PROPERTY DESCRIPTION

**\*\* BEAUTIFUL LOCATION SURROUNDED BY WOODLAND \*\* UPGRADED DAVID WILSON HOME \*\* CORNER PLOT \*\*** This superb, upgraded, four bedroom detached family home features spacious accommodation throughout and is situated in an idyllic location at the end of a quiet cul-de-sac surrounded by woodland and nature walks. The Layton style David Wilson Home offers an open-plan kitchen/dining room with breakfast area fitted with quality upgraded 'Sigma 3' kitchen which opens onto the rear garden through French doors with feature bay window to front and separate utility room and WC. Also on the ground floor is the lounge and study with beautiful views from every window. Upstairs are four double bedrooms; the master with en suite shower room, and a family bathroom. All bedrooms include high quality fitted wardrobes. Quality fitted Blinds throughout. Landscaped, low maintenance rear garden with woodland outlook. Double garage and spacious driveway with parking for approximately 6 vehicles. Viewing highly recommended. EPC Rating: B

- **Tenure** Freehold
- **Council Tax Band G**
- **Floor Area (Approx).** 1,605 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## LOCATION

Situated on the outskirts of the village of St Fagans, which is rural and yet within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

## ENTRANCE

Entered via beautifully presented front gardens with blocked paved pathway to front, and double driveway to side.

## HALLWAY

Entered via double glazed front door into hallway. LVT flooring. Doors to kitchen/diner. Lounge, study and WC. Fitted 'Sharpes' under stair cupboards plus two additional storage cupboards. Radiator. Spotlights.

## LOUNGE

18' 2" x 12' 1" (5.54m x 3.70m)  
Capturing lovely views from two uPVC double glazed windows to rear and side plus French patio doors to side leading to garden. LVT flooring. Spotlights. Two radiators.

## KITCHEN/DINING ROOM

22' 9" into bay x 15' 5" max (6.95m into bay x 4.713m max) A stylish, upgraded, recently installed 'Sigma 3' open-plan kitchen to include a wide range of base and eye level units incorporating complementary granite work surfaces and inset composite sink. Feature central island with granite worktop creating breakfast bar. Fitted double Samsung oven with induction hob with extractor fan over. Integrated Miele dishwasher and space for American fridge/freezer. Glass and granite splashbacks. Spotlights. LVT flooring. uPVC double glazed window to front and bay window with French doors to rear garden. Space for dining table. Two radiators. Doors to:

## UTILITY ROOM

6' 1" x 5' 6" (1.87m x 1.68m) Fitted with base and eye level units. Spotlights and extractor fan. Space for washing machine and tumble dryer. LVT flooring. Radiator. External back door to rear.

## STUDY

9' 3" x 8' 11" (2.83m x 2.74m) uPVC double glazed window to front with pleasant outlook. Radiator. LVT flooring.

## WC

A modern, upgraded suite with low level WC and vanity enclosed wash hand basin. Radiator. Tiled splashbacks. LVT flooring. uPVC double glazed window to side. Spotlights.

## FIRST FLOOR LANDING

Doors to four bedrooms and the family bathroom. Radiator. Cupboard housing hot water tank. Loft access. Spotlights.



**BEDROOM ONE**

17' 5" x 12' 1" (5.32m x 3.70m) A fantastic space with beautiful woodland views to side and uPVC double glazed window overlooking garden. Radiator. Fitted wardrobes to one wall. Spotlights. Door to:

**EN-SUITE**

6' 8" x 5' 6" (2.04m x 1.69m) max A recently fitted suite to include modern low level WC, vanity enclosed wash hand basin and fitted double shower cubicle. Fully tiled walls. Spotlights and extractor fan. uPVC double glazed window to rear. Ladder radiator.

**BEDROOM TWO**

12' 7" x 9' 3" (3.86m x 2.82m) uPVC double glazed windows to front and side with lovely views. Fitted wardrobes to one wall plus fitted storage cupboard. Radiator.

**BEDROOM THREE**

11' 6" x 10' 9" (3.51m x 3.28m) Fitted wardrobe to one wall. uPVC double glazed window to front with views. Radiator.

**BEDROOM FOUR**

11' 5" x 8' 9" (3.49m x 2.69m) Fitted wardrobes to one wall. uPVC double glazed window to rear overlooking landscaped garden. Radiator.

**FAMILY BATHROOM**

8' 8" x 6' 5" (2.65m x 1.97m) An upgraded bathroom suite comprising low level WC, vanity enclosed wash hand basin, panelled bath and fitted shower cubicle. Fully tiled walls. Spotlights and extractor fan. Ladder radiator.

**OUTSIDE****REAR GARDEN**

An exceptional Southernly facing, beautifully presented landscaped garden with feature shrub borders and wooden sleepers, artificial lawn and paved patio area. Enclosed with boundary fence and gated access to driveway. Outside tap.

**FRONT GARDEN**

Well maintained area of shrubs to front, large keyblock driveway leading to garage.

**DOUBLE GARAGE**

Two, up and over garage doors. Light and power. Storage into roof space.

**SITE MANAGEMENT CHARGE**

Approx. £200 per annum once site is finished.







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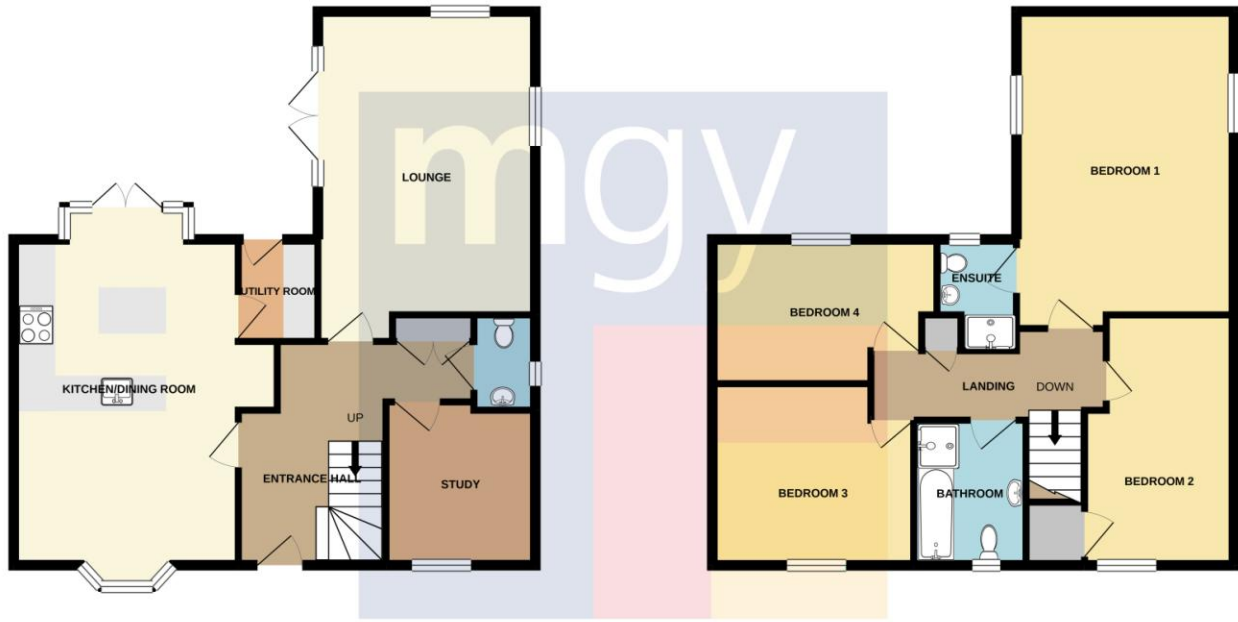
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GROUND FLOOR

1ST FLOOR



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Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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