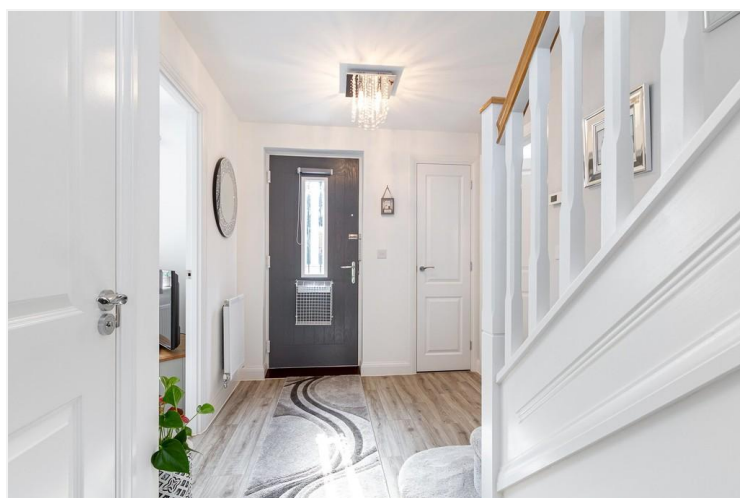


41 Trem Y Rhyd

St. Fagans | Cardiff | CF5 6FT

Detached House | Offers In Excess Of £475,000



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PROPERTY DESCRIPTION

**** RADLEIGH STYLE BARRATT HOME **** **FOUR BEDROOM DETACHED ** WOODLAND VIEWS TO FRONT **** A beautifully presented and modern detached family home situated in a quiet cul-de-sac offering entrance hall, cloakroom, lounge, study, kitchen/dining/family room, utility room, master bedroom with ensuite shower room, a further three bedrooms and family bathroom. The property is set in delightful, spacious gardens with block paved driveway leading to single garage. EPC Rating B.

- **Tenure** Freehold
- **Council Tax Band** G
- **Floor Area (Approx).** 1,316 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 HALL

11' 2" x 7' 3" (3.41m x 2.23m)
Approached via a grey coloured uPVC double glazed door leading to the spacious entrance hallway, staircase to first floor, storage cupboard and radiator.

CLOAKROOM

White suite comprising low level W.C, pedestal wash hand basin and radiator.

STUDY/PLAYROOM

7' 5" x 6' 10" (2.27m x 2.10m)
Aspect to front, ideal study or playroom, radiator.

LOUNGE

16' 5" x 11' 0" (5.02m x 3.37m) An excellent sized principal reception overlooking the green area and park, door to kitchen and two radiators.

KITCHEN/DINING ROOM

26' 6" x 10' 2" max (8.10m x 3.11m)
Modern 'Sigma 3' kitchen appointed along three sides in high gloss finish fronts beneath work surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset four ring gas hob with cooker hood above, oven below, integrated fridge freezer with matching fronts, integrated dishwasher with matching fronts, matching range of eye level wall cupboards, recessed spotlights to kitchen area, plinth lights, wall tiling to splashback area, windows overlooking the rear garden, double opening French doors to rear garden, ample space for family dining or sofa relaxation area, understairs storage cupboard, two radiators and opening to utility room.

UTILITY ROOM

5' 4" x 5' 2" (1.65m x 1.58m)
Appointed along one side in units and worktop surface, plumbing for washing machine and space for tumble dryer, matching wall cupboards, concealed 'ideal logic' gas central heating boiler, door to driveway and radiator.

FIRST FLOOR LANDING

Approached via an easy rising single flight staircase with spindle banister, access to roof space, radiator and large airing cupboard housing the hot water cylinder and shelving.

BEDROOM ONE

12' 7" x 11' 8" (3.85m x 3.56m) An excellent sized principal bedroom with two windows overlooking the green area to front with additional window to side, fitted wardrobes with sliding mirrored fronts, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

Quality white suite comprising low level W.C, pedestal wash hand basin, double width shower cubicle

with chrome shower, wall tiling to splash back areas, electric shaver point, extractor fan and radiator.

BEDROOM TWO

11' 1" x 11' 6" max (3.39m x 3.51m)
Aspect to front, a second double bedroom, built in wardrobe with sliding mirrored fronts and radiator.

BEDROOM THREE

10' 3" x 9' 8" (3.14m x 2.96m)
Overlooking the delightful rear garden, a third double bedroom, fitted wardrobe with sliding mirrored fronts and radiator.

BEDROOM FOUR

10' 11" x 9' 3" (3.34m x 2.82m)
Aspect to rear, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

6' 11" x 5' 6" (2.13m x 1.70m)
Modern white suite comprising low level wc, pedestal wash hand basin, panelled bath, wall tiling to splash back areas, obscure glass window to rear, extractor fan and radiator.

OUTSIDE

REAR GARDEN

An exceptionally large lawned garden described by 'Barrett homes' to the current owners as the largest on the estate when they original purchased, inset plants and shrubs, enclosed by timber lap fencing, timber gate giving access to driveway, outside tap and outside lighting.

FRONT GARDEN

Decorative stone front garden with inset plants and shrubs, paved pathway to front door, outside lighting, keyblock driveway leading to garage and side access.

GARAGE

Up and over access door, power and lighting.

ADDITIONAL INFORMATION

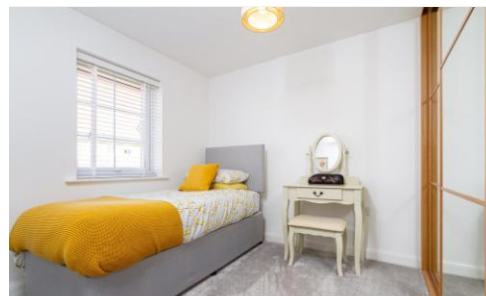
Please note the true floor plan is a mirror image of the plan shown.



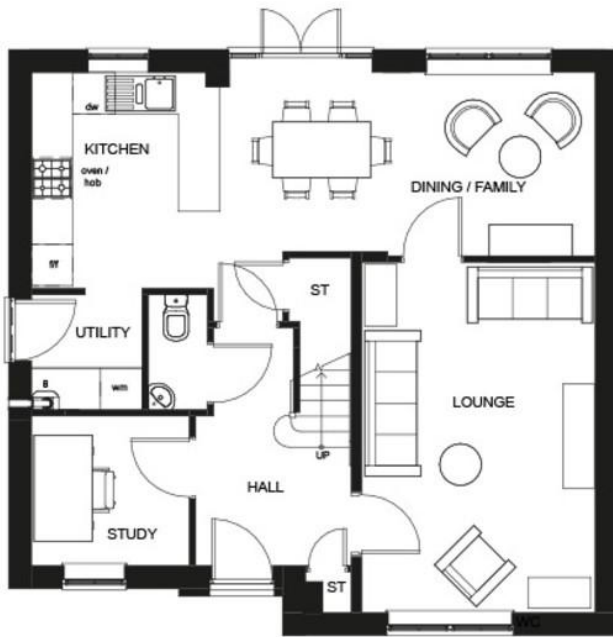


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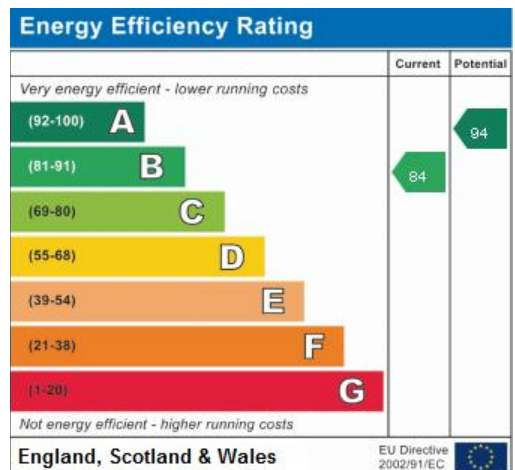
FLOORPLANS



Ground



First



Radyr 029 2084 2124
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