

# 84 Trem Y Rhyd, St. Fagans, Cardiff, CF5 6FW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£675,000**



Detached House

4

2

3

1

# Property Description

\*\* STUNNING DETACHED HOME \*\*  
KITCHEN/DINING/FAMILY ROOM \*\* DOUBLE GARAGE \*\* A beautifully presented, stylish, detached family home situated in the semi-rural David Wilson development off Llantrisant Road. The accommodation briefly comprises entrance hall, cloakroom, lounge, study, open plan kitchen/dining/family room, utility room, master bedroom with en-suite shower room, a further three bedrooms and family bathroom. The property is set in delightful, landscaped gardens with block paved driveway leading to double garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 2,236 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. The property is walking distance to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools

## ENTRANCE HALL

13' 4" x 9' 3" (4.08m x 2.83m)

Approached via composite panelled front door leading to the exceptionally spacious entrance hallway, staircase to first floor, large under stairs storage cupboard, radiator and window to front. LVT (luxury vinyl tile flooring). Doors to lounge, study, kitchen/dining/family room and WC.

## CLOAKROOM

Modern white suite comprising low level W.C, wash hand basin, wall tiling to half height, extractor fan and radiator.

## STUDY/PLAYROOM

9' 8" x 9' 7" (2.97m x 2.93m)

A good sized study or playroom with window to front, radiator.

## LOUNGE

16' 6" x 12' 4" (5.03m x 3.78m)

An excellent sized principal reception with two windows to front. Two radiators.

## KITCHEN/DINING/FAMILY ROOM

30' 2" x 13' 3" (9.21m x 4.06m)

An impressive, open-plan kitchen/dining/family room to the full width of the property which includes a range of base and eye level units with inset one and a half bowl composite sink and drainer with complementary marble effect work surfaces. Feature central island with matching work surfaces. Fitted electric double oven and grill plus AEG 5 ring hob with extractor hood above, chrome splashback behind hob, integrated dishwasher with matching front, integrated fridge freezer with matching front, spotlights to kitchen area, ample space for dining table and sofa, two radiators and door to utility room. LVT flooring.

## UTILITY ROOM

6' 0" x 5' 2" (1.85m x 1.59m)

Appointed along one side in matching kitchen units incorporating inset composite sink and drainer with complementary marble effect work surfaces, plumbing for washing machine, space for tumble dryer, concealed ideal logic gas central heating boiler, radiator and external door to side.

# 84 Trem Y Rhed, St. Fagans, Cardiff, CF5 6FW

## FIRST FLOOR LANDING

Approached via a quarter turning staircase with spindle banister leading to the large galleried landing, large airing cupboard housing the hot water cylinder, access to loft and radiator. uPVC double glazed window to front.

## BEDROOM ONE

13' 10" x 13' 8" excl w'robe (4.23m x 4.19m)  
An excellent sized principal bedroom with a range of fitted wardrobes to one side, two windows overlooking the rear garden, radiator and door to ensuite.

## ENSUITE BATH AND SHOWERROOM

8' 3" x 6' 9" (2.54m x 2.08m)  
Modern white suite comprising low level W.C, wash hand basin, double width shower cubicle, panelled bath with central taps, obscure glass window to rear, wall tiling to splash back areas, extractor fan and heated towel rail.

## BEDROOM TWO

12' 5" x 11' 4" (3.80m x 3.47m)  
With two windows to front, a second double bedroom, radiator.

## BEDROOM THREE

11' 8" x 11' 6" (3.57m x 3.53m)  
Overlooking the rear garden, a third double bedroom, radiator.

## BEDROOM FOUR

12' 2" x 10' 9" (3.72m x 3.28m)  
Aspect to front, a fourth double bedroom, radiator.

## FAMILY BATHROOM

8' 9" x 8' 5" (2.69m x 2.57m)  
Quality family bathroom comprising low level W.C, wash hand basin, double width shower cubicle, panelled bath with central taps, obscure glass window to side, wall tiling to splash back areas, extractor fan and heated towel rail.

## OUTSIDE

### REAR GARDEN

62' 4" x 32' 1" (19.0m x 9.8m)  
A well presented, landscaped rear garden mainly artificial lawn with attractive full width paved patio with additional lower level seating/bbq area, enclosed by timber lap fencing and brick walls, paved pathway to side leading to timber gate giving access to front, outside tap and outside lighting.

### FRONT GARDEN

Approached via block paved driveway to the double garage. Well maintained lawn and hedge borders.

### DOUBLE GARAGE

19' 3" x 18' 11" (5.88 m x 5.79m)  
With twin up and over access doors, door to rear garden, power and lighting.

### SITE MANAGEMENT CHARGE

Approx. £180 per annum once the site is finished.

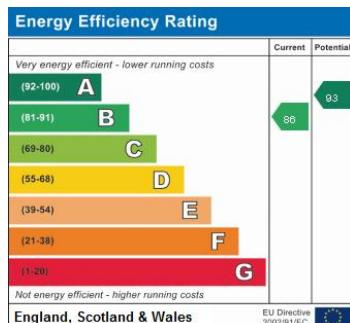
84 Trem Y Rhyd,  
St. Fagans, Cardiff, CF5 6FW



84 Trem Y Rhyd,  
St. Fagans, Cardiff, CF5 6FW



# 84 Trem Y Rhed, St. Fagans, Cardiff, CF5 6FW



TOTAL FLOOR AREA: 2236 sq.ft. (207.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

## Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.