

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.

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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 wrobe (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

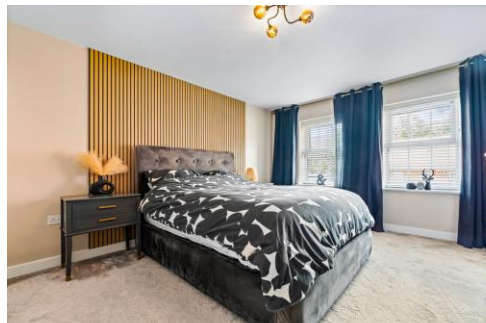
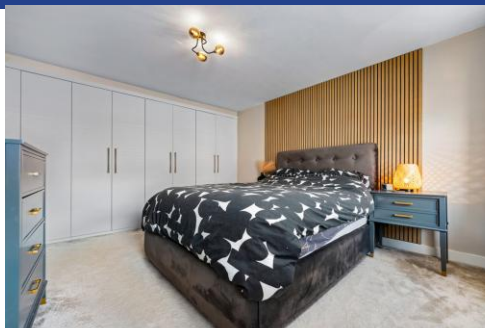
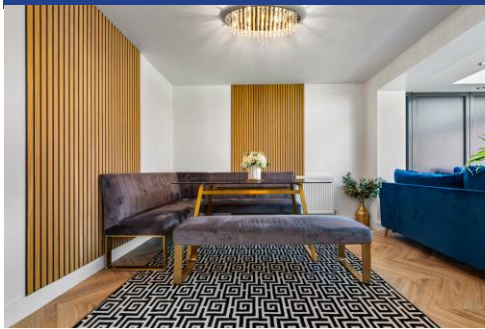
19' 3" x 18' 11" (5.88 m x 5.79m)

With twin up and over access doors, door to rear garden, power and lighting.

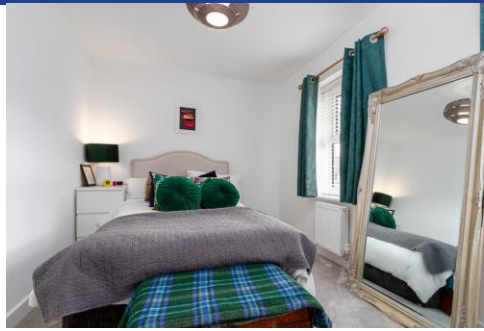
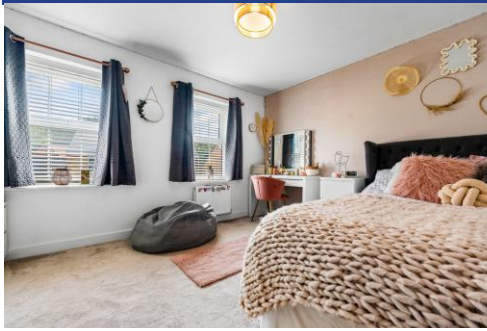
SITE MANAGEMENT CHARGE

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

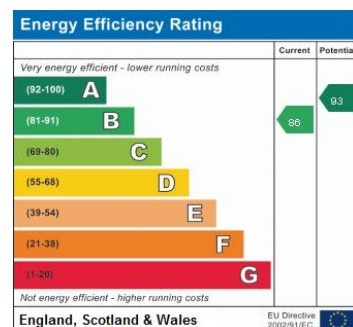
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TOTAL FLOOR AREA : 2236 sq.ft. (207.7 sq.m.) approx.

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