

29 Trem Y Rhyd

St. Fagans | Cardiff | CF5 6FT

Detached House | Asking Price Of £485,000



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PROPERTY DESCRIPTION

A beautifully presented, bright and spacious, four bedroom detached family house in a desirable location, close to woodland and nature walks. Built by Barratt Homes, the impressive 'Alderney' style property offers Entrance hall, cloakroom, spacious lounge, sitting/dining room, large kitchen and dining room. To the first floor there are four bedrooms, bedroom one with ensuite and a separate family bathroom. Gas central heating. Beautifully landscaped, low maintenance rear garden, long driveway and garage with electric door. EPC Rating: B

- **Tenure** Freehold
- **Council Tax Band** F
- **Floor Area (Approx).** 1,345 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

Approached via a composite front door with obscure glass window to upper part leading to the spacious entrance hallway. Staircase to first floor, quality tiled flooring, low level under stairs storage cupboard, additional large storage cupboard and radiator.

CLOAKROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, wall tiling to half height, tiled flooring and chrome heated towel rail.

LOUNGE

16' 9" x 10' 2" (5.12m x 3.12m) A good sized principal reception with french doors leading to the delightful rear garden, additional window to front and two radiators.

SITTING/DINING ROOM

10' 9" x 9' 9" (3.28m x 2.98m) With aspect to front and side, a bright reception, laminate flooring and radiator.

KITCHEN/DINER

15' 1" x 15' 1" (4.60m x 4.62m) A delightful family kitchen/diner with kitchen well appointed along two sides in high gloss fronts beneath round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, plumbing for washing machine, space for tumble dryer, integrated oven, inset 5 ring gas hob with cooker hood above, matching range of eye level wall cupboards, wall tiling to splash back areas, two windows to side and another to the rear, ample space for large family dining and/or seating area, french doors to rear garden and double radiator.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase with its spindle banister leading to the spacious central landing area, access to roof space and radiator.

BEDROOM ONE

15' 1" x 10' 1" (4.61m x 3.09m) An excellent sized principal bedroom with windows to rear and side aspect, radiator and door to ensuite.

EN SUITE SHOWER ROOM

6' 9" x 3' 10" (2.07m x 1.18m) Modern white suite comprising low level wc, large shower cubicle with shower above, wall tiling to splash back areas, obscure glass window to side, extractor fan and chrome heated towel rail.

BEDROOM TWO

13' 0" x 8' 7" (3.97m x 2.63m) Aspect to front and side, a good sized second double bedroom, range of fitted wardrobes to one side and radiator.

BEDROOM THREE

10' 4" x 9' 1" (3.16m x 2.77m)

Overlooking the entrance approach, a third double bedroom, a range of built in wardrobes with sliding mirrored fronts and radiator.

BEDROOM FOUR

7' 5" x 7' 1" (2.28m x 2.17m)

Overlooking the delightful rear garden, radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, pedestal wash hand basin, panelled bath with chrome shower above, wall tiling to splash back areas, extractor fan and chrome heated towel rail.

OUTSIDE**REAR GARDEN**

A beautifully landscaped rear garden with large paved patio leading onto a low maintenance Astro turf lawn with inset bed of loose stones and shrubs, outside light, Outside tap, access to garage, additional large area to

the rear of the garage, timber gate to side leading to driveway.

GARAGE

Single garage with electric roller shutter up and over access door, power and lighting.

FRONT GARDEN

Plants and shrubs to front borders, long driveway leading to garage and gate to side leading to rear garden.

ADDITIONAL INFORMATION

Management Fee - approx. £170 per annum- not payable yet as site still being developed.





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FLOORPLANS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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