

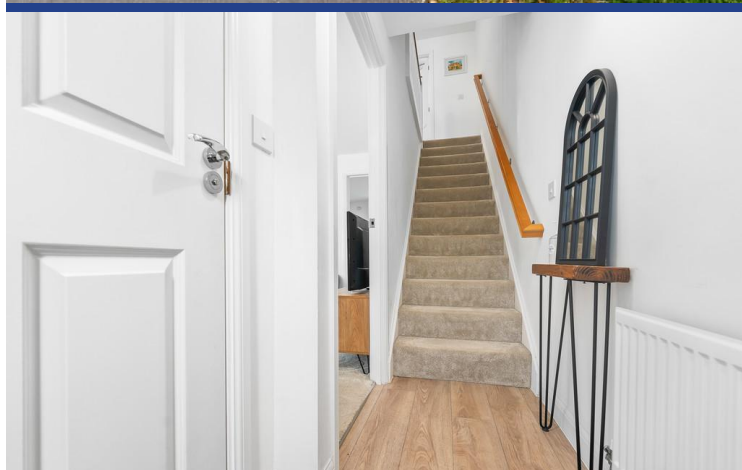
54 Trem Y Rhyd, St Fagans, Cardiff, CF5 6FW



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Semi Detached Property

3

2

3

1

Property Description

**** MODERN 3 BEDROOM END TERRACED PROPERTY **
IMMACULATELY PRESENTED THROUGHOUT ****

An immaculately presented three bedroom end terraced 'Barratt' home in a desirable semi-rural location. The accommodation briefly comprises: entrance hallway, cloakroom, spacious lounge, kitchen/diner with integrated appliances. To the first floor there are three bedrooms, principle bedroom 1 with ensuite shower room and a separate family bathroom. Gas central heating. South-Westerly facing landscaped rear garden with large patio and artificial lawn. Two parking spaces to front. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 805 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

With double driveway parking to front and paved pathways to front door and side gate.

HALLWAY

Approached via a upvc front door with window to upper part leading to the entrance hallway, staircase to first floor.

CLOAKROOM

White suite comprising low level wc and wash hand basin.

LOUNGE

16' 2" x 11' 10" (4.95m x 3.61m)
A good sized principle reception with windows to front and side, each with plantation shutters, radiator.

KITCHEN/DINER

15' 1" x 10' 5" (4.6m x 3.2m)
Appointed along 2 sides in light finish fronts beneath worktop surfaces, inset 4 ring hob with oven below and extractor hood above, integrated fridge/freezer, dishwasher and washing machine, matching range of eye level wall cupboards. Ample space for family dining table, window overlooking rear garden and French doors leading to rear garden,, quality tiled flooring, under stairs storage cupboard and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising single flight staircase to the central landing area, access to roof space and airing cupboard.

BEDROOM ONE

13' 10" x 8' 5" (4.22m x 2.59m)
Overlooking the entrance approach, a good size principle bedroom, radiator and door to ensuite.

ENSUITE

Modern white suite comprising low level wc, pedestal wash hand basin, shower cubicle, window to side and full wall tiling.

BEDROOM TWO

10' 2" x 8' 5" (3.12m x 2.59m)
Aspect to rear, a second double bedroom, radiator.

BEDROOM THREE

8' 9" x 6' 3" (2.67m x 1.93m)
Aspect to front, radiator.

FAMILY BATHROOM

Quality white suite comprising low level wc, wash hand basin, panelled bath, wall tiling, chrome heated towel rail and window to rear.

OUTSIDE

FRONT

Two parking spaces to front.

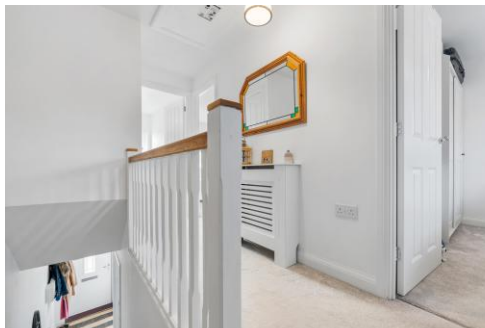
REAR GARDEN

Delightful, South-Westerly facing landscaped rear garden with paved patio and artificial lawn, outside light, outside tap, fully enclosed by timber lap fencing and timber access gate to side.

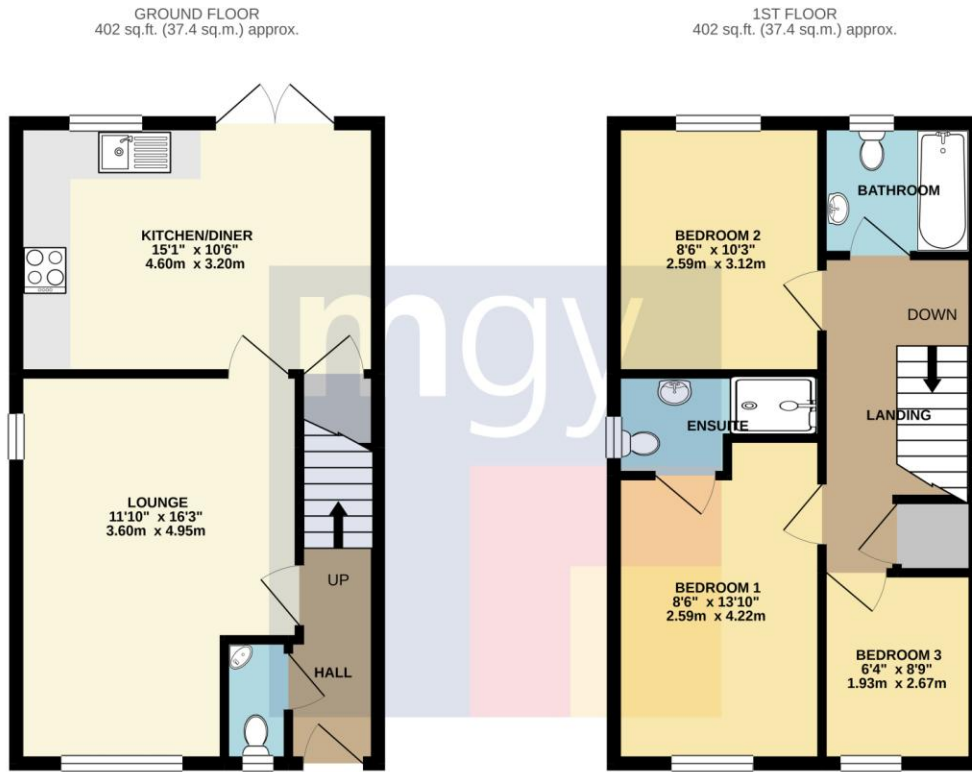
ADDITIONAL INFORMATION

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

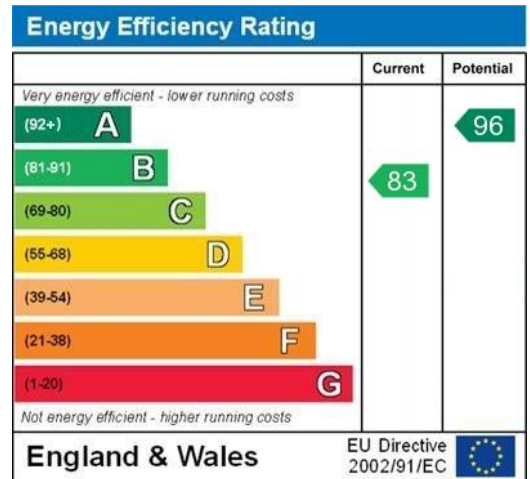
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TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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.
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