

# 24 Coedlan Y Trenshys,

## St. Fagans, Cardiff, CF5 6FS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£329,950**



Semi-Detached Property



# Property Description

**\*\* MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME \*\* NO CHAIN \*\***

A modern semi detached family home in the sought after development being a short distance from transport links and park. Entrance hallway, cloakroom, spacious lounge, modern kitchen and dining room with integrated appliances. To the first floor are three bedrooms, ensuite shower room to bedroom one and a separate family bathroom. Gas central heating, double glazing. Low maintenance paved patio and artificial lawned rear garden, driveway to side. No chain. EPC Rating: B

**Tenure Freehold**

**Council Tax Band D**

**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 HALLWAY

Approached via a composite entrance door with double glazed window to upper part leading to the entrance hallway, staircase to first floor, radiator, doors to cloakroom and lounge.

## CLOAKROOM

Modern white suite comprising low level wc, corner wash hand basin, extractor fan and radiator.

## LOUNGE

16' 1" x 11' 10"(max) (4.91m x 3.61m)

Overlooking the entrance approach, additional window to side, radiator and entrance to kitchen/diner.

## KITCHEN AND DINER

15' 1" x 11' 10" (max)(4.61m x 3.61m)

Kitchen appointed along two sides in light matte finish fronts beneath worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with cooker hood above and oven below, integrated fridge/freezer, integrated washer/dryer, integrated slim line dishwasher, concealed Ideal logic combi gas central heating boiler, wall tiling to splash back areas and glass splashback behind hob, window to rear, double opening french doors to rear patio, understairs storage cupboard, radiator and ample space for family dining table.

## FIRST FLOOR

### LANDING

Approached via an easy rising single flight staircase leading to the central landing area, access to roof space and large over stairs storage cupboard.

### BEDROOM ONE

13' 8" x 8' 6" (max) (4.19m x 2.60m)

A good sized principal bedroom with wardrobe recess, radiator and door to ensuite shower room.

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## ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with Mira shower, extractor fan, wall tiling to splash back areas, radiator and obscure glass window to side.

## BEDROOM TWO

10' 2" x 8' 6" (3.11m x 2.60m)

Overlooking the delightful rear garden, a second double bedroom, radiator.

## BEDROOM THREE

8' 8" x 6' 3" (2.66m x 1.93m)

Aspect to front, radiator.

## FAMILY BATHROOM

6' 3" x 5' 6" (1.92m x 1.70m)

Modern white suite comprising low level wc, wash hand basin, panelled bath, wall tiling to splash back areas, radiator and obscure glass window to rear.

## OUTSIDE

### REAR GARDEN

An enclosed rear garden comprising paved patio leading onto an artificial lawn area, timber gate giving access to the driveway. Timber storage shed. Outside tap. Outside light. Outside power point.

### FRONT GARDEN

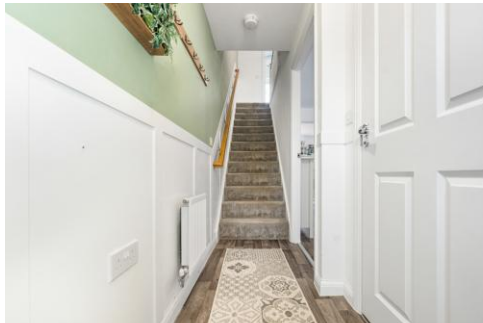
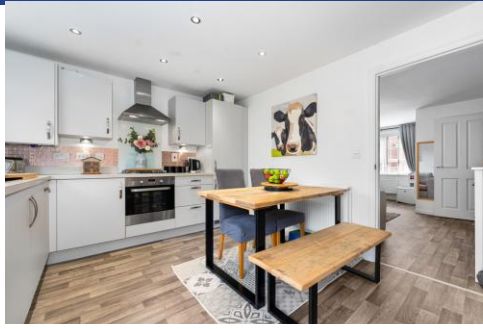
Shrubs and artificial lawn to front, long driveway to side.

## ADDITIONAL INFORMATION

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

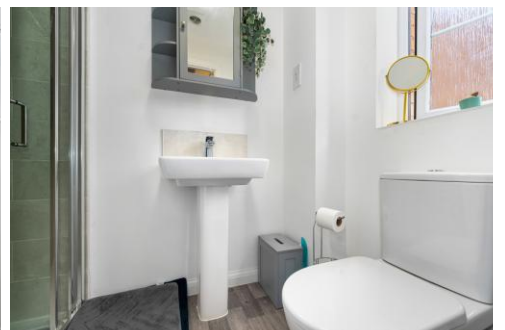


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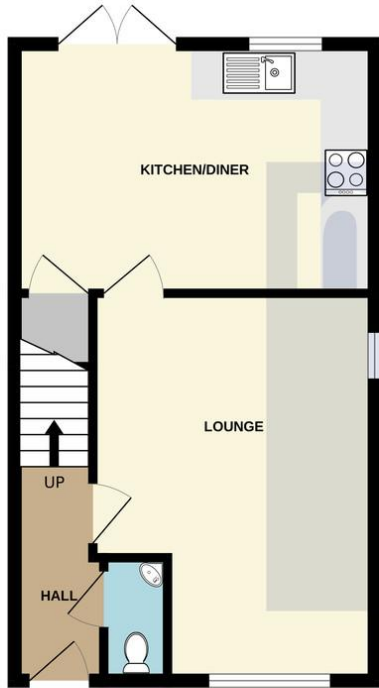


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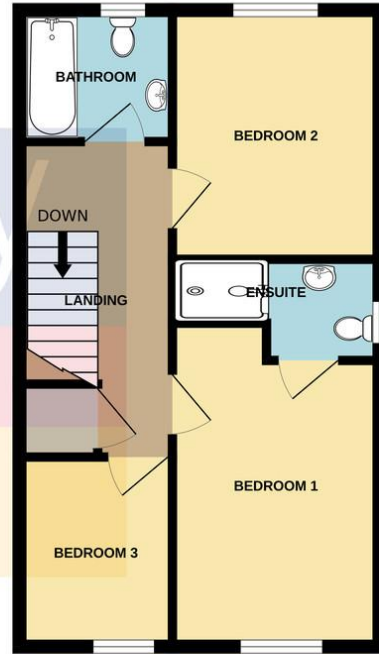


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GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.

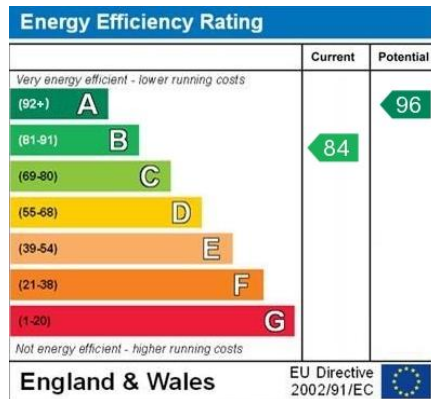


1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
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