

13 Trem Y Rhyd,

St. Fagans, Cardiff, CF5 6FT



Estate Agents and Chartered Surveyors

Asking Price Of

**£394,950**



Detached Property



# Property Description

**\*\* BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED \*\* DETACHED GARAGE AND DRIVEWAY \*\*** A bright and spacious three bedroom detached in the sought after development close to local amenities and transport links. Entrance hall with storage cupboard, cloakroom, lounge with french doors to rear garden, modern fitted kitchen and dining room with integrated appliances and french doors to the rear garden. To the first floor are three bedrooms, principal with ensuite shower room and a separate family bathroom. Gas central heating, double glazing. A sizeable rear garden with paved patio and lawn, driveway to side leading to the detached single garage. EPC Rating: B

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 901 sq.ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and 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, laminate flooring, storage cupboard, radiator staircase to first floor, doors to all rooms.

## WC/CLOAKROOM

White suite comprising low level wc, wash hand basin, wall tiling to half height, tiled flooring, extractor fan and radiator.

## LOUNGE

16' 5" x 10' 8" (5.01m x 3.26m)  
Overlooking the front garden with french doors and windows to the rear enjoying a delightful and sunny dual aspect, two radiators.

## KITCHEN AND DINING ROOM

15' 10" x 9' 5" (4.84m x 2.89m)  
Well appointed along three sides in white high gloss fronts beneath wood grain effect round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring hob with oven below, cooker hood above, integrated dishwasher with matching front, integrated fridge freezer, integrated washer dryer, matching range of eye level wall cupboards, concealed ideal combi gas central heating boiler, window to front, french doors to rear garden, ample space for large family dining table, laminate flooring, recessed spotlights and radiator.

## 13 Trem Y Rhyd,

St. Fagans, Cardiff, CF5 6FT

### FIRST FLOOR

#### LANDING

Approached via a full turning staircase leading to the central landing area with spindle and natural wood banister, window to rear, large storage cupboard with shelving.

#### BEDROOM ONE

10' 9" x 10' 9" (3.30m x 3.28m)

Overlooking the delightful rear garden, a good sized principal bedroom comfortably accommodating a king size bed, fitted wardrobe to one side with sliding mirror doors, radiator and door to ensuite.

#### ENSUITE SHOWER ROOM

7' 6" x 4' 9" (2.31m x 1.46m)

Quality white suite comprising low level wc, wash hand basin, double width shower cubicle, tiled flooring, wall tiling to half height, extractor fan, recessed spotlights, obscure glass window to front and chrome heated towel rail.

#### BEDROOM TWO

9' 3" x 9' 3" (2.82m x 2.82m)

Overlooking the entrance approach, a second double bedroom, built in wardrobe with sliding mirror fronts and radiator.

#### BEDROOM THREE

8' 10" x 7' 0" (2.70m x 2.15m)

Aspect to rear, a good sized third bedroom, radiator.

### FAMILY BATHROOM

7' 7" x 6' 2" (2.32m x 1.90m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above, wall tiling to half height, tiled flooring, recessed spotlights, extractor fan, obscure glass window to front and chrome heated towel rail.

### OUTSIDE

#### REAR GARDEN

A sizeable westerly facing rear garden with paved patio leading onto a lawned area. Timber gate to side leading to driveway.

#### FRONT GARDEN

Area of lawn with low hedgerow to front boundary, paved pathway to front door.

#### DRIVEWAY

Driveway to side with parking for two cars leading to garage.

#### GARAGE

Detached single garage with up and over access door. Currently utilised as the owners home gym. Sealed painted floor and walls. Power and lighting.

### ADDITIONAL INFORMATION

Site maintenance for upkeep of the development is approx £200 per annum.

13 Trem Y Rhyd,  
St. Fagans, Cardiff, CF5 6FT

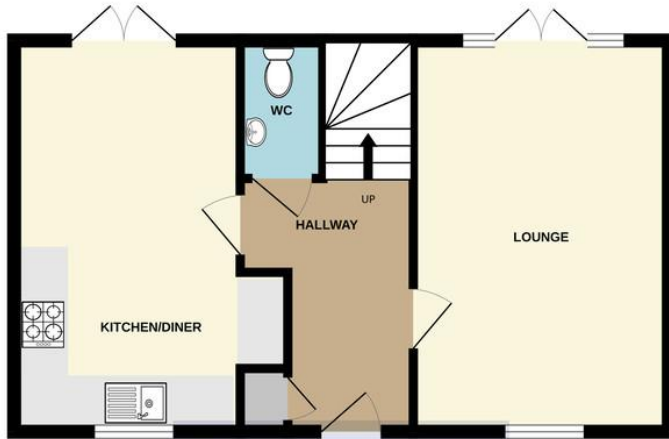


13 Trem Y Rhyd,  
St. Fagans, Cardiff, CF5 6FT



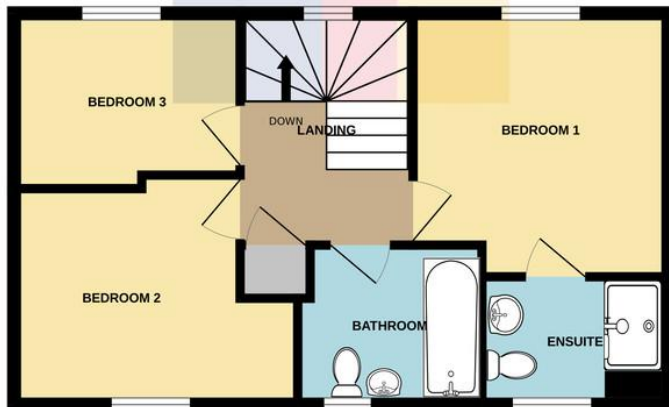
# 13 Trem Y Rhyd, St. Fagans, Cardiff, CF5 6FT

GROUND FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



mggy

1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



mggy.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.