

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



Estate Agents and
Chartered Surveyors

Asking Price Of

£535,000



Detached Property



Property Description

**** LARGE FOUR BEDROOM DETACHED ****
SOUTHERLY FACING REAR GARDEN ** A beautifully presented 'Holden' style David Wilson built detached family home situated in an idyllic location close to woodland and nature walks. Large entrance hallway, cloakroom, bay fronted lounge, study, spacious kitchen and dining room with fitted kitchen, integrated appliances and french doors to the rear garden, utility room. To the first floor there are four good sized bedrooms, principal bedroom with ensuite shower room and a separate family bath & shower room. Gas central heating, Upvc double glazing. Beautifully presented rear garden and a keyblock driveway leading to the home gym/converted garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,469 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 windows to upper part leading to the spacious entrance hallway, staircase to first floor. Radiator.

CLOAKROOM

5' 1" x 4' 10" (1.56m x 1.49m)
Spacious cloakroom comprising low level W.C, wash hand basin, window to side, large understairs storage cupboard. Radiator.

STUDY

9' 4" x 7' 8" (2.87m x 2.36m)
Aspect to front, radiator.

LOUNGE

18' 10" x 12' 2" (into bay)(5.76m x 3.72m)
An excellent sized bay fronted reception overlooking the green area to front, radiator.

KITCHEN/DINING ROOM

20' 2" x 15' 6" (into bay)(6.16m x 4.74m)
Well-appointed along three sides in light coloured fronts with chrome bar handles beneath woodgrain effect laminate round nosed worktop surfaces, inset 1.5 bowl stainless steel sink with side drainer, inset five ring 'AEG' gas hob with chrome cooker hood above and glass splash back behind, integrated 'AEG' oven and grill, integrated fridge freezer with matching front, integrated dishwasher with matching front, matching range of eye level wall cupboards, ample space for large family dining table with rear floor to ceiling window style bay with central French doors leading to the delightful rear garden, two radiators and door to utility room.

UTILITY ROOM

8' 3" x 5' 0" (2.54m x 1.53m)
Well-appointed along two sides in matching kitchen units and worktops, inset stainless steel sink with side drainer, plumbing for washing machine and space for tumble dryer, concealed ideal logic gas central heating boiler, radiator and door to rear garden.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase with spindle banister leading to the large central landing area, airing cupboard housing the hot water cylinder, radiator. Access to roof space.

BEDROOM ONE

12' 11" x 12' 1" (3.96m x 3.70m)

An excellent sized principal bedroom overlooking the entrance approach, fitted wardrobes to two side, door to ensuite. Radiator.

ENSUITE SHOWER ROOM

7' 1" x 4' 7" (2.18m x 1.40m)

Quality white suite comprising low level W.C, wash hand basin, double width shower cubicle with chrome shower above, wall tiling to splash back areas, electric shaver point, extractor fan and heated towel rail.

BEDROOM TWO

12' 4" x 10' 1" (3.77m x 3.09m)

With two windows to rear, a good sized second double bedroom, fitted wardrobes and radiator.

BEDROOM THREE

13' 4" x 9' 5" (4.07m x 2.88m)

With two windows to front, a third double bedroom. Radiator.

BEDROOM FOUR

10' 2" x 7' 6" (3.10m x 2.29m)

Aspect to rear, a good sized fourth bedroom, fitted wardrobes and radiator.

FAMILY BATH AND SHOWER ROOM

8' 8" x 7' 6" (2.66m x 2.31m)

Quality white suite comprising low level W.C, wash hand basin, panelled bath with central taps, shower cubicle with chrome shower, wall tiling to splash back areas, obscure glass window to rear, extractor fan and heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a southerly aspect, a delightful landscaped rear garden comprising wide paved patio with slate chippings and inset shrubs with low level timber fencing and gate leading to the area of lawn. Timber gate leading to driveway. Outside tap.

FRONT GARDEN

Paved pathway steps to front door.

DRIVEWAY

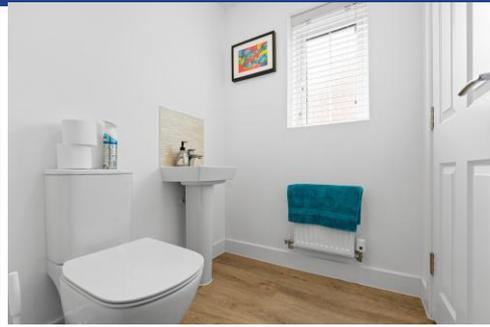
Keyblock driveway leading to the former garage. Timber gate giving access to rear garden.

HOME GYM/FORMER GARAGE

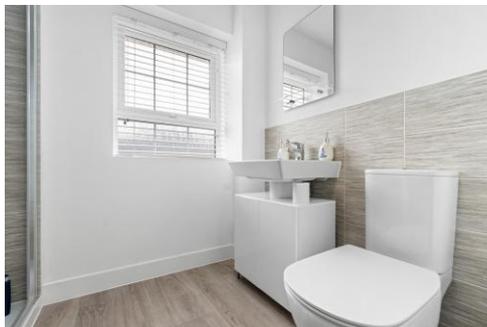
18' 11" x 9' 9" (5.77m x 2.99m)

With uPVC entrance door leading to the converted garage now used as a home gym with obscure glass window to side, laminate flooring, power and lighting.

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TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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