

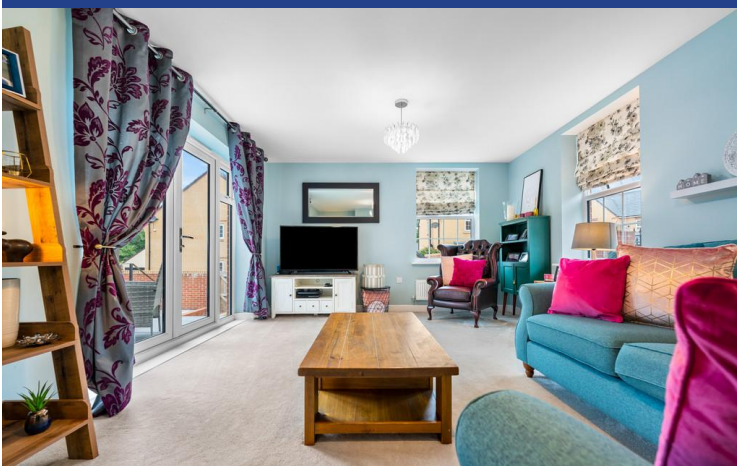
59 Trem Y Rhyd, St. Fagans, Cardiff, CF5 6FT



Estate Agents and
Chartered Surveyors

Asking Price Of

£625,000



Detached House

4

2

3

2

Property Description

**** EXCEPTIONAL DAVID WILSON HOME WITH VIEWS OVER THE GREEN** IMMACULATE CORNER PLOT****
MGY are pleased to offer this four bedroom detached family home offering spacious accommodation throughout, situated on a spacious corner plot with landscaped gardens. This Layton style David Wilson Home located in St. Fagans, off Llantrisant Road, offers an open-plan kitchen/dining room with breakfast area which opens onto the rear garden through French doors with feature bay window to front and separate utility room and WC. Also on the ground floor is the lounge and study with upstairs comprising four double bedrooms; the master with en-suite shower room, and the family bathroom. A sunny, landscaped rear garden and double garage with spacious driveway providing parking for numerous vehicles. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1605 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

Entered via paved pathway with immaculately presented shrub and hedge borders. Access to double garage and driveway. Gated access to rear.

HALLWAY

Entered via uPVC double glazed composite door. Fitted storage cupboard. Tiled flooring. Telephone point. Radiator. Stairs to first floor. Storage cupboard. Doors to kitchen/diner, lounge, study/playroom and wc.

KITCHEN/DINER

19' 9" x 13' 4" (6.037m x 4.074m)
A modern fitted Sigma3 kitchen with a range of base and eye level units incorporating under counter one and a one and a half sink unit with drainer and mixer tap and complementary work surfaces. Fitted double electric oven, five burner gas hob with extractor hood over. Integrated fridge,

freezer and dishwasher. Cupboard housing boiler. Door to utility room. Two radiators. Tiled flooring. uPVC double glazed bay window to front. uPVC double glazed patio doors to rear garden, plus glazed panels and windows to sides.

UTILITY ROOM

6' 4" x 5' 3" (1.941m x 1.614m)
uPVC double glazed door to rear. A range of base and eye level units with complementary work surfaces. Tiled flooring. Space for washer/dryer. Radiator.

LOUNGE

16' 5" x 12' 2" (5.019m x 3.723m)
uPVC double glazed doors to side with glazed panels and windows to either side. Two uPVC double glazed windows to side and rear. Two radiators. TV aerial point.

STUDY/PLAYROOM

9' 2" x 9' 0" (2.79m x 2.74m)
uPVC double glazed window to front. Radiator. Feature wood panelled wall. Tiled flooring.

CLOAKROOM

6' 2" x 3' 1" (1.903m x 0.946m)
uPVC obscure double glazed window to side/. Low level wc. Pedestal wash hand basin. Tiled flooring

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and part tiled walls. Radiator.

FIRST FLOOR

LANDING

Airing cupboard housing hot water tank. Radiator.
Loft access. Doors to four bedrooms and bathroom.

BEDROOM ONE

16' 9" x 12' 3" (5.111m x 3.742m)
Two uPVC double glazed windows to either side.
Radiator. Fitted wardrobes. Feature wood panelled wall. Door to ensuite.

ENSUITE

6' 8" x 5' 7" (2.043m x 1.704m)
uPVC obscure double glazed window to rear.
Double shower cubicle. Pedestal wash hand basin.
Low level wc. Heated towel rail. Spotlights. Part tiled walls. Heated towel rail.

BEDROOM TWO

12' 6" x 9' 3" (3.829m x 2.829m)
Two uPVC double glazed windows to front and side with views over the green. Radiator. Storage cupboard.

BEDROOM THREE

11' 6" x 10' 9" (3.507m x 3.289m)
uPVC double glazed window to front. Radiator.
Fitted wardrobes.

BEDROOM FOUR

11' 2" x 8' 10" (3.427m x 2.701m)
uPVC double glazed window to rear. Radiator.

BATHROOM

8' 8" x 6' 6" (2.654m x 1.984m)
uPVC obscure double glazed window to front. Fully tiled walls and floor. Panelled bath. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel radiator. Extractor fan.

OUTSIDE

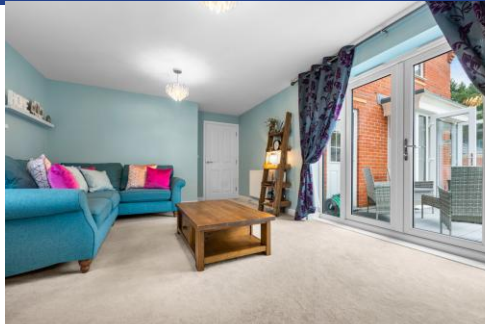
REAR GARDEN

A landscaped sunny rear garden mainly laid to lawn with private patio area composite and raised decking area enclosed with boundary wall. Gated access to garage and driveway. Boundary wall and fence. Outside tap.

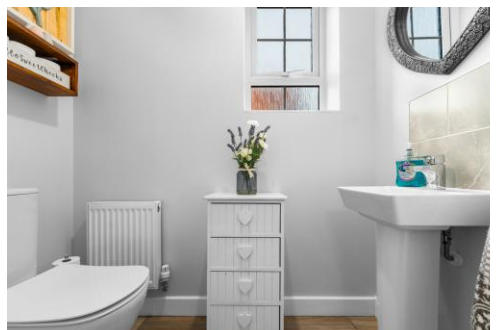
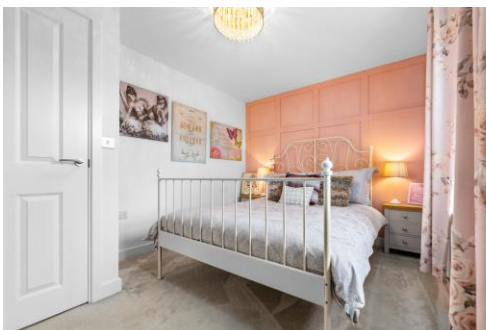
DOUBLE GARAGE

Two up and over garage doors. Ample storage space. Light and power.

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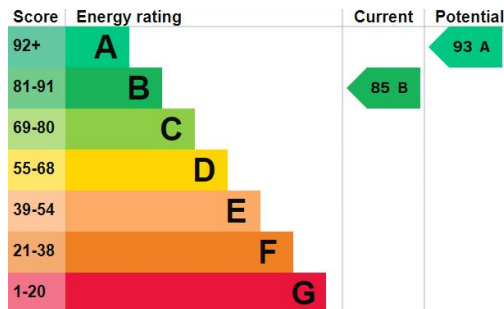
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Radyr 029 2084 2124

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



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