

# 6 Trem Y Rhyd,

## St. Fagans, Cardiff, CF5 6FW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£315,000**



Mid Terrace Property

3

2

3

1

# Property Description

**\*\* BEAUTIFULLY PRESENTED THREE BEDROOM PROPERTY  
\*\* POPULAR LOCATION \*\* TWO CAR PARKING \*\*** A well presented, modern mid terrace family home in the sought after modern development, close to transport links. Entrance hallway, cloakroom, lounge, kitchen and diner with integrated appliances. To the first floor are three bedrooms, ensuite shower room and a separate family bathroom with shower over. Gas central heating, double glazing. Endosed rear garden comprising lawn and decked relaxation area, rear gate to parking spaces. EPC Rating: B

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 805 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## 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' 3" x 11' 9" (4.97m x 3.60m)

Overlooking the entrance approach, a good sized principal reception, radiator and entrance to kitchen/diner.

## KITCHEN AND DINER

14' 11" x 10' 4" (4.56m x 3.16m)

Kitchen appointed along two sides in light high gloss finish fronts beneath square edge worktop surfaces, inset stainless steel sink with side drainer, inset four ring electric 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, 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' 10" x 8' 5" (4.22m x 2.59m)

A good sized principal bedroom, fitted wardrobe with sliding mirror doors, radiator and door to ensuite shower room.

### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with 'Aqualisa' shower, extractor fan, wall tiling to splash back areas and radiator.

### BEDROOM TWO

10' 1" x 8' 5" (3.08m x 2.57m)

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

### BEDROOM THREE

8' 8" x 6' 3" (2.65m x 1.91m)

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

## FAMILY ROOM

6' 2" x 5' 6" (1.90m x 1.68m)

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

## OUTSIDE

### REAR GARDEN

A delightful, enclosed rear garden comprising area of lawn and decked relaxation area, mostly timber fencing with rear brick wall with timber gate leading to rear parking.

### PARKING

Two car spaces to the rear.

### FRONT GARDEN

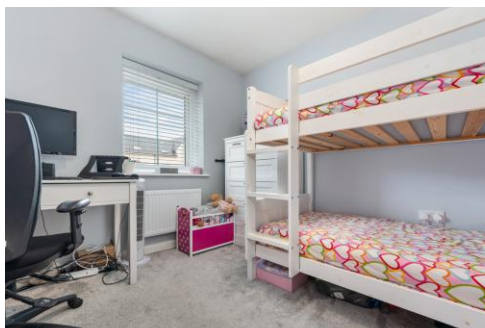
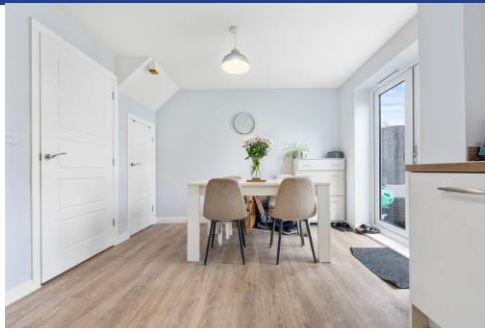
Paved pathway to front door and area of shrubs.

### ADDITIONAL INFORMATION

Management Fee - approx. £170 per annum.

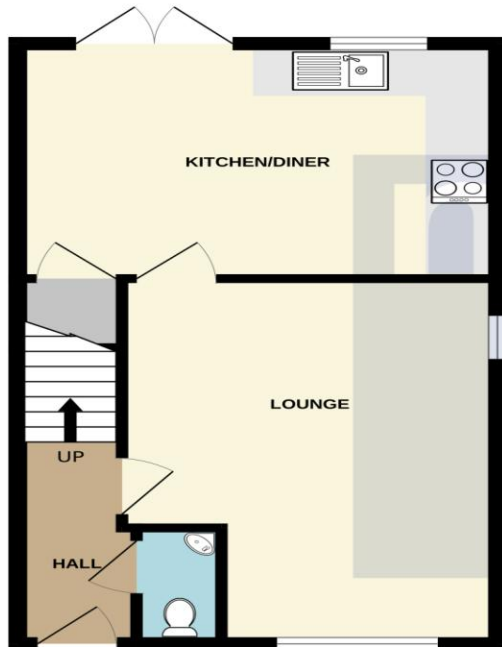


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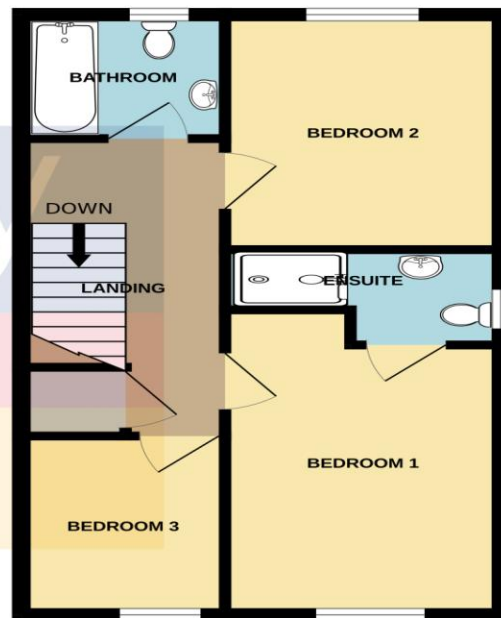


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GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



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 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		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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