

# 3 Coedlan Y Trenshys, St. Fagans, Cardiff, CF5 6FS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£275,000**



Mid Terrace Property

2

2

3

1

# Property Description

**\*\* MODERN TWO BEDROOM MID TERRACE FAMILY HOME \*\* ENSUITE AND FAMILY BATHROOM \*\* TWO CAR DRIVEWAY \*\*** A bright and spacious, modern two bedroom mid terraced family home in the sought after development within St Fagans, being close to local transport links, amenities and within regarded school catchments. Entrance hallway with storage cupboard, cloakroom, modern fitted kitchen with integrated appliances including dishwasher, washing machine, fridge/freezer, oven and hob, spacious lounge and diner with french doors to the rear garden. To the first floor are two double bedrooms, ensuite shower room and a separate family bathroom. Gas central heating, uPVC double glazing. Paved patio and lawned rear garden. Two car driveway to front. EPC Rating: B

Tenure Freehold

Council Tax Band D

Floor Area Approx 688 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. Storage cupboard housing the Ideal Logic gas central heating boiler. Radiator.

## CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

## KITCHEN

9' 11" x 6' 1" (3.03m x 1.86m)

Well appointed along three sides in high gloss fronts beneath wood grain effect laminate fronts. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated washing

machine. Integrated dishwasher. Integrated fridge and freezer. Matching range of eye level wall cupboards. Window to front.

## LOUNGE AND DINER

18' 7" x 12' 10"(max) (5.68m x 3.92m)  
A good sized reception with french doors to the rear garden with windows to either side of doors. Ample space for seating and dining area. Two radiators.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the first floor landing area. Access to part boarded roof space via retractable ladder.

### BEDROOM ONE

12' 8" x 11' 6"(max) (3.88m x 3.52m)  
Overlooking the rear garden with two windows, a good sized double bedroom. Large over stairs storage cupboard. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with 'Mira' shower. Wall tiling to splash back areas. Extractor fan. Radiator.

### BEDROOM TWO

12' 10" x 7' 11" (3.92m x 2.42m)  
With two windows overlooking the entrance approach, a good sized second double bedroom. Radiator.

### FAMILY ROOM

Modern white suite comprising low level wc, wash hand basin, panelled bath. Tiling to splash back areas. Extractor fan. Radiator.

## OUTSIDE

### REAR GARDEN

Paved patio leading onto an area of lawn enclosed by timber fencing. Gate to side providing side access.

### PARKING

Two car tandem driveway being the middle driveway.

### ADDITIONAL INFORMATION

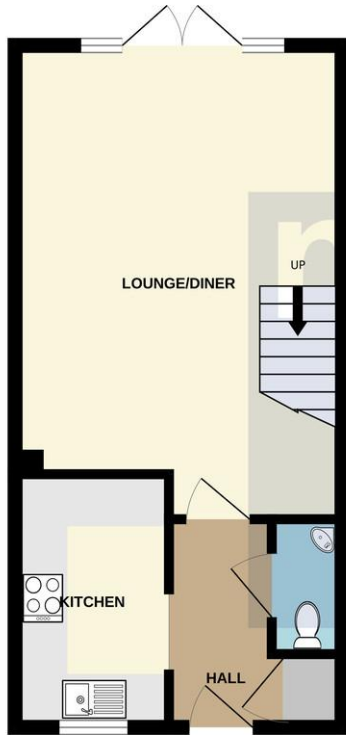
Site maintenance charge approx. £90 per annum for upkeep of the road and communal areas.

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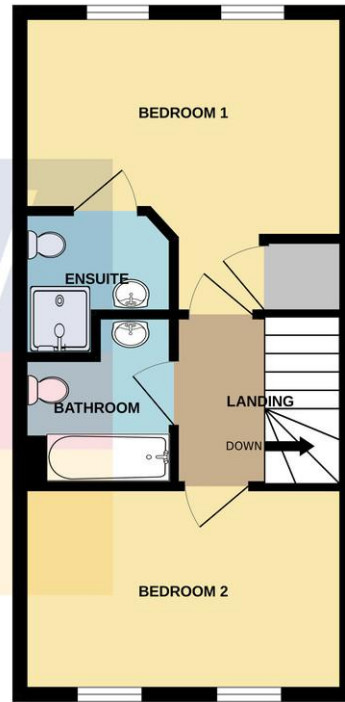


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GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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