

4 Trem Y Rhyd,

St. Fagans, Cardiff, CF5 6FW



Estate Agents and
Chartered Surveyors

Asking Price Of

£245,000



Semi-Detached Property



Property Description

**** MODERN TWO DOUBLE BEDROOM COACH HOUSE ** DRIVEWAY AND GARAGE **** A well presented and spacious coach house in the popular modern Maes Y Deri development, built by Barratt Homes in 2019. Ground floor entrance hallway, staircase leading to the first floor lounge and diner with Juliet balcony, modern fitted kitchen with integrated appliances and large storage cupboard, two double bedrooms and a sizeable family bathroom. Gas central heating, double glazing. Integral garage with additional downstairs storage. Driveway leading to garage. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 664 sq.ft.

Viewing Arrangements
Strictly by appointment

GROUND FLOOR ENTRANCE HALLWAY

Approached via a composite door with double glazed window to upper part. Staircase to first floor. Radiator. Good to garage.

FIRST FLOOR LOUNGE AND DINER

19' 3" x 14' 7" (5.87m x 4.46m)
An excellent sized principal reception with ample space for family seating and dining. Storage cupboard. French doors with Juliet balcony to front. Additional window front and rear. Access to roof space. Two radiators.

INNER HALLWAY

A spacious inner hallway. Doors to all rooms. Radiator.

KITCHEN

12' 1" x 6' 11" (3.69m x 2.12m)
Well appointed along two sides in wood grain effect finish fronts with worktops above. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Integrated fridge freezer. Space for washing machine. Matching range of eye level wall cupboards. Large storage cupboard housing the ideal logic combi gas central heating boiler. Radiator.

BEDROOM ONE

11' 11" x 10' 10" (3.64m x 3.32m)
An excellent sized principal bedroom with window to front. Radiator.

BEDROOM TWO

9' 6" x 8' 2" (2.90m x 2.49m)
Aspect to front, a good sized second bedroom. Radiator.

FAMILY BATHROOM

7' 3" x 6' 10" (2.22m x 2.09m)
A sizeable family bathroom. White suite comprising low level wc, wash hand basin, panelled bath with shower above. Swivel shower screen. Full wall tiling. Obscured glass window to front. Extractor fan. Electric shaver point. Radiator.

OUTSIDE

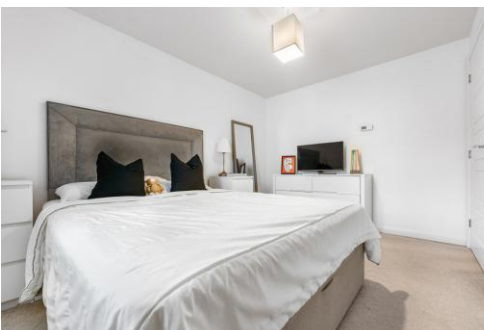
FRONT

Two car driveway to front leading to garage. Paved pathway to front door.

GARAGE

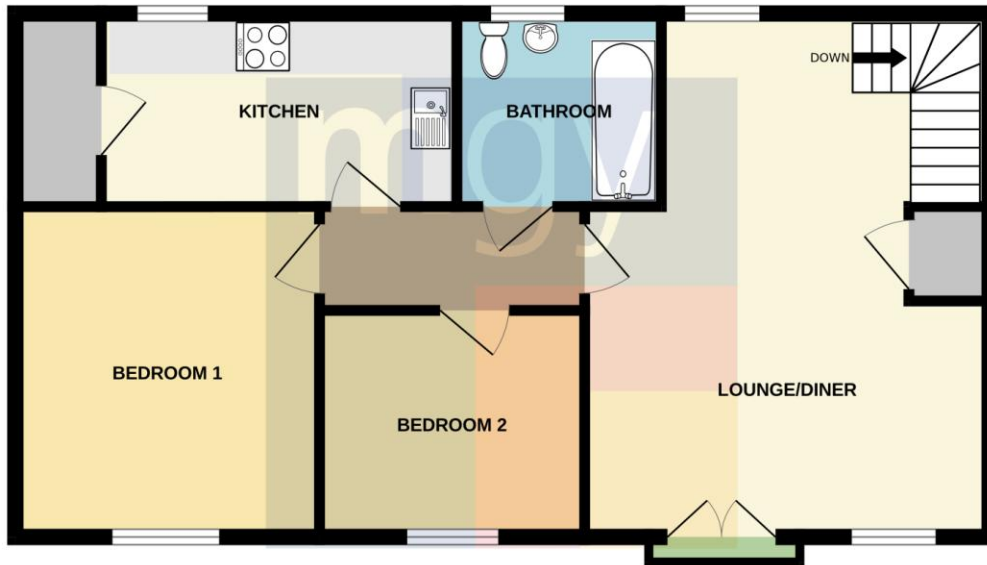
20' 5" x 11' 2" (max)(6.23m x 3.41m)
A good sized garage with up and over access door. Power and lighting. Door to hallway. Understairs storage cupboard.

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FIRST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.7 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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