

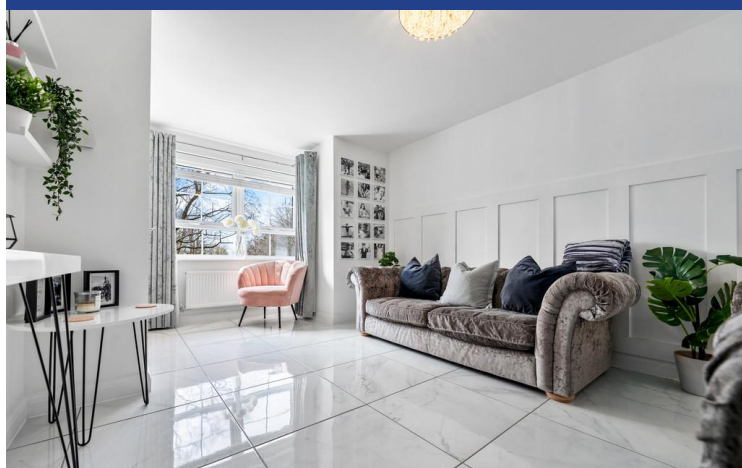
# 68 Trem Y Rhyd, St. Fagans, Cardiff, CF5 6FW



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£425,000**



Detached Property

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3

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# Property Description

**\*\* MODERN DETACHED HOME \*\* EXTENDED KITCHEN/FAMILY ROOM \*\* IMMACULATELY PRESENTED \*\*** MGY are pleased to offer this immaculately presented, extended family home situated in a cul-de-sac on the popular 'Barratt Homes' development. This modern home briefly comprises; entrance hallway, lounge, open-plan kitchen/dining/family room, sitting room/study, utility room and WC. To the first floor are three bedrooms including principal bedroom with dressing area and en-suite, plus the family bathroom. Outside are landscaped front and rear gardens with outside lighting and power points. Garage/store room. Driveway. EPC rating: B

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,262 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and 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 block paved driveway with parking for numerous vehicles. Laid to lawn with hedge borders. Outside lighting. Pathway to front door.

## HALLWAY

Entered via double glazed composite front door into hallway. Marble effect tiled flooring. Radiator. Oak wood door to lounge, stairs to first floor.

## LOUNGE

17' 1" (into bay) x 13' 8" (max) (5.21m x 4.18m)  
Feature uPVC double glazed bay window to front with pleasant outlook. Marble effect tiled flooring. Two radiators. Under stair cupboard. Continuation of oak wood door to kitchen/dining/family room.

## KITCHEN/DINING/FAMILY ROOM

18' 9" x 17' 5" (5.72m x 5.32m)  
An exceptional, extend kitchen/family room with modern base and eye level units incorporating one and a half bowl composite sink and drainer with work surfaces. Fitted electric double oven plus electric hob with extractor hood over. Integrated fridge/freezer and dishwasher. Feature lantern window above and three leaf bi-fold doors to landscaped rear garden. Tiled flooring. Spotlights and built-in ceiling speakers. Modern radiator. Doors to sitting room/study and utility room.

## SITTING ROOM/STUDY

10' 4" x 9' 3" (3.16m x 2.82m)  
An additional reception room, previously part of the single garage. Radiator. Door to integral garage/store room.

## UTILITY ROOM

6' 7" x 6' 6" (2.01m x 2.00m)  
Fitted base and eye level units with complementary work surfaces and space for washer/dryer under. Cupboard housing gas central heating boiler. Extractor fan. Tiled flooring. Door to:

## 68 Trem Y Rhyd,

St. Fagans, Cardiff, CF5 6FW

### CLOAKROOM

6' 6" x 2' 11" (2.00m x 0.89m)

Low level WC and pedestal wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed window to rear.

### FIRST FLOOR

#### LANDING

Doors to three bedrooms and the family bathroom. Loft access.

#### BEDROOM ONE

11' 11" x 10' 5" (3.64m x 3.20m)

A beautifully designed principal bedroom with opening to dressing area. uPVC double glazed window to front with views. Radiator.

#### DRESSING AREA

6' 11" x 3' 8" (2.12m x 1.13m)

Fitted wardrobes to one wall. uPVC double glazed window to rear. Radiator. Door to en-suite.

#### ENSUITE

6' 10" x 4' 5" (2.10m x 1.36m)

The suite comprises low level WC, pedestal wash hand basin and fitted shower unit with sliding glass door. Tiled splash backs. uPVC double glazed window to rear. Extractor fan. Radiator.

#### BEDROOM TWO

11' 7" (max) x 10' 7" (3.54m x 3.23m)

uPVC double glazed window to front. Fitted wardrobe. Radiator.

#### BEDROOM THREE

10' 9" x 7' 0" (3.28m x 2.15m)

uPVC double glazed window to rear. Radiator.

#### BATHROOM

6' 4" x 6' 3" (1.94m x 1.91m)

The suite includes low level WC, pedestal wash hand basin and panelled bath with shower attachment. Tiled splash backs. Extractor fan. uPVC double glazed window to rear. Radiator.

### OUTSIDE

#### REAR GARDEN

A landscaped rear garden with full width paved patio, artificial lawn and raised seating area to the top level. Boundary wall and fence. Gated side access. Outside lighting and power points.

#### GARAGE

An up and over garage door leading to half garage. Light and power.

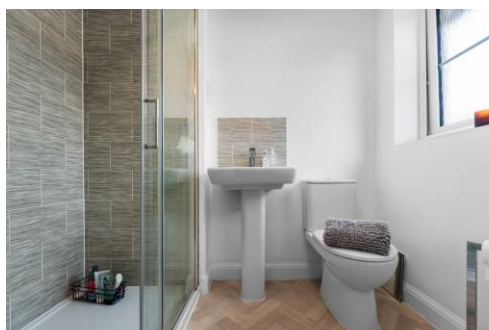
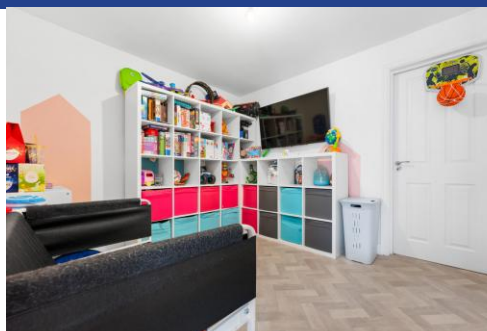
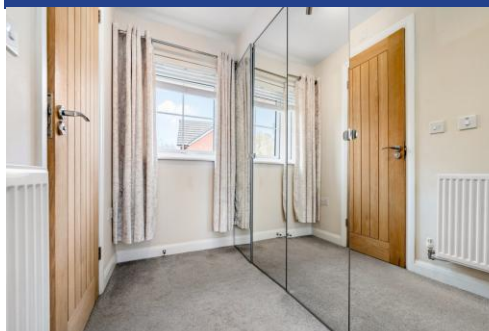


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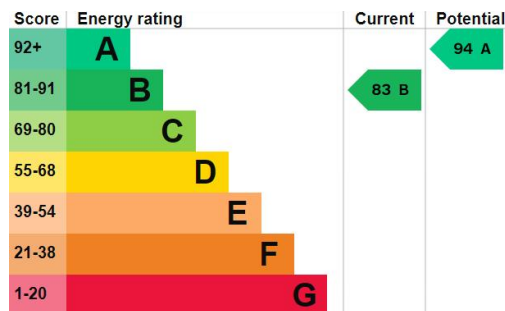
GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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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