

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



Estate Agents and
Chartered Surveyors

Asking Price Of

£799,950



Detached Property

4

2

3

2

Property Description

**** EXTENDED FOUR BEDROOM DETACHED FAMILY HOME ****
DETACHED DOUBLE GARAGE WITH PLANNING PERMISSION FOR A DETACHED ANNEX ** An exceptional, executive modern four bedroom detached family home on a modern development fronting a central wooded green. The property benefits from a large rear extension and further planning permission to carry out a conversion of the detached double garage to create a one bedroom annex with living/kitchen, bedroom and ensuite therefore offering versatile multi generational living. The exceptional David Wilson built, 'Chelworth' style family home offers a large entrance hallway, cloakroom study, spacious lounge, large kitchen and dining room, kitchen with integrated appliances and silestone worktops, opening to the exceptional family and sitting room with two sets of french doors to the rear garden, utility room with silestone worktops. To the first floor are four double bedrooms, primary bedroom with an ensuite bath & shower room and there is a separate large family bath & shower room. Gas central heating, double glazing, fitted shutters to the front windows. The garden has been beautifully designed to offer maximum privacy with an Italian courtyard feel. Enclosed keyblock driveway to side accessed via electric entrance gates. Detached double garage. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx TBC

**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

13' 3" x 9' 4" (4.06m x 2.85m)

Approached via a composite entrance door leading to the large entrance hallway. Staircase to first floor. Engineered wood flooring. Under stairs storage cupboard. Window to front with fitted cafe-style shutters. Radiator.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin. Wall tiling to half height, with a fitted wall mirror to the top half of one wall. Extractor fan. Radiator.

LOUNGE

16' 7" x 12' 4" (5.07m x 3.78m)

With two windows to front with fitted cafe-style shutters, an excellent sized reception. Floor to ceiling glass panel looking into the exceptional open plan family room to the rear. Handmade, fitted bookshelves covering one wall. Engineered wood flooring. Two radiators.

STUDY

9' 10" x 9' 3" (3.00m x 2.83m)

Overlooking the central wooded green to the front. Window with fitted shutter. Engineered wood flooring. Radiator.

KITCHEN AND DINING ROOM

30' 8" x 13' 5" (9.36m x 4.10m)

An exceptionally spacious kitchen and dining room opening to the large extended family sitting room. The kitchen is well appointed along three sides in a light grey high close fronts beneath silestone worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset 5 ring 'AEG' gas hob with cooker hood above. Integrated 'AEG' cooker and grill. Integrated dishwasher. Integrated wine cooler. Matching range of eye level wall cupboards. Central breakfast bar island with silestone worktop. Tiled splash back. Window to rear. Engineered wood flooring. Recessed spotlights. Door to utility room. Ample space for large family dining room. Two vertical column radiators. Opening to...

FAMILY SITTING ROOM

20' 9" x 11' 10" (6.33m x 3.62m)

An exceptional rear extension perfectly designed to add a large open extension. With two pairs of double opening french doors leading to the delightful rear garden. Floor to ceiling windows to one side with floor to ceiling stained glass windows to additional side (to be sold at additional cost of seamlessly removed). Large ceiling lantern window. High end wall mounted gas fire. Engineered wood flooring.

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UTILITY ROOM

6' 0" x 5' 2" (1.85m x 1.59m)

Appointed along one side in light grey high gloss fronts beneath silestone worktop surfaces, inset sink with worktop side drainer. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Ideal Logic' gas central heating boiler. Plumbing for washing machine. Integrated washing machine to be taken with the current owners. Door to driveway. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the large galleried landing area. Window to front with inset shutter. Access boarded roof space with light via a drop down ladder. Fully shelved airing cupboard housing the hot water cylinder. Radiator.

BEDROOM ONE

14' 0" x 13' 8" (4.28m x 4.19m)

With two windows to rear, an excellent sized primary bedroom. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

ENSUITE SHOWER AND BATHROOM

8' 3" x 6' 9" (2.54m x 2.08m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with central taps, large shower cubicle with chrome shower. Obscured glass window to rear. Recessed spotlights. Extractor fan. Wall tiling to half height and large fitted mirror covering the top half of one wall. Chrome heated towel rail.

BEDROOM TWO

12' 5" x 11' 4" (3.80m x 3.47m)

Overlooking the central tree lined green to front. Two windows with cafe-style fitted shutters. A range of fitted wardrobes. Radiator.

BEDROOM THREE

11' 6" x 9' 10" (3.53m x 3.02m)

Aspect to rear, a third double bedroom. Fitted wardrobes. Radiator.

BEDROOM FOUR

12' 3" x 8' 10" (3.74m x 2.71m)

Two windows to front with fitted cafe-style shutters, a fourth double bedroom. Fitted wardrobes. Radiator.

FAMILY BATH AND SHOWER ROOM

8' 6" x 6' 8" (2.60m x 2.05m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with central taps, large shower cubicle with chrome shower. Obscured glass window to side. Recessed spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

An exceptional Italian court yard style garden with a large 'Indian Slate' paved patio leading onto a raised dry Yorkshire stone wall, which borders planting areas incorporating trees and shrubs. Areas of terracing formed from stone and gravel lead to pergola and rustic garden shed with power and lighting. Outside tap. Outside lighting.

FRONT GARDEN

Well stocked beds of plants and shrubs to front. Paved steps to front door. Electric entrance gate to side leading to garage and the enclosed driveway.

ELECTRIC GATED DRIVEWAY

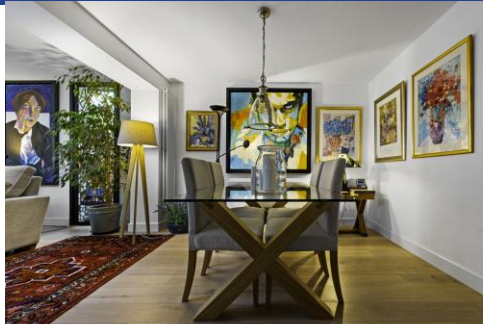
A large keyblock driveway access via double opening electric gates providing an enclosed and safe area. Outside lighting and timber gate to rear garden.

DETACHED DOUBLE GARAGE

19' 10" x 19' 4" (6.06m x 5.91m)

With two garage doors, one of which is up and over. Power and lighting. Pitched roof providing storage area if needed. The garage benefits from planning permission for a conversion into a detached 'GRANNY ANNEX'.

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GROUND FLOOR
1432 sq.ft. (133.1 sq.m.) approx.

1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 2253 sq.ft. (209.3 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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