



Coedlan Y Trenshys, St. Fagans Cardiff CF5 6FS

welcome to

Coedlan Y Trenshys, St. Fagans Cardiff

A modern three-bedroom semi-detached home in Plasdwr, offered chain free with NHBC warranty remaining. Includes a bright lounge, open-plan kitchen/diner, en-suite main bedroom, family bathroom, WC, and parking for two cars—ideal for families or first-time buyers.



Hall

A welcoming hall offering access to the W.C., living room, and staircase leading to the first floor.

W.C.

A neatly finished W.C. featuring a modern hand wash basin with tiled splashback, complemented by easy-care laminate flooring.

Living Room

16' 2" Max x 11' 11" Max (4.93m Max x 3.63m Max)

A well-presented room featuring modern laminate flooring and double-glazed windows that bring in plenty of natural light. A neatly fitted radiator and conveniently placed power points provide everyday comfort and practicality.

Kitchen

15' 2" Max x 10' 6" Max (4.62m Max x 3.20m Max)

A bright and practical kitchen featuring laminate flooring, an integrated oven with hob and extractor, and a sink with drainer. Wall and base units offer useful storage, while a double-glazed window and doors leading to the garden provide plenty of natural light. A built-in storage cupboard adds further convenience.

Bathroom

6' 4" Max x 5' 7" Max (1.93m Max x 1.70m Max)

A well-presented bathroom featuring laminate flooring and a double-glazed privacy window. Includes a W.C., hand wash basin, and a bath with overhead shower, complemented by partly tiled walls for a clean, practical finish.

Primary Bedroom

11' 7" Max x 8' 6" Max (3.53m Max x 2.59m Max)

A comfortable room featuring fitted carpet, built-in wardrobes for convenient storage, and well-placed electric points. A double-glazed window provides natural light.

En Suite

8' 6" Max x 4' 7" Max (2.59m Max x 1.40m Max)

Featuring a double-glazed privacy window and easy-care laminate flooring. The suite includes a W.C., hand wash basin with tiled splashback, and a tiled walk-in shower.

Bedroom Two

10' 2" Max x 8' 6" Max (3.10m Max x 2.59m Max)

Featuring fitted carpet, double-glazed windows for natural light, radiator and conveniently placed electric points.

Bedroom Three

8' 8" Max x 6' 4" Max (2.64m Max x 1.93m Max)

Fitted carpet, a double-glazed window for natural light and well-placed electric points. Built-in storage.



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welcome to

Coedlan Y Trenshys, St. Fagans Cardiff

- Modern three-bedroom semi-detached home
- Chain-free sale with NHBC warranty remaining
- Bright lounge and open-plan kitchen/diner
- Main bedroom with en-suite plus family bathroom
- Driveway parking for two vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108047 - 0003

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