

#### Hallway

Entered via double paneled composite door into hallway, stairs raising to first floor, Karndean Flooring, Coved Ceiling downstairs storage cupboard, doors leading off to:-



#### Lounge 9'9" x 16'6"

A lovely bright living room with dual aspect window to front and Upvc d.g. French doors to rear garden, feature fire place, coved ceiling, t.v aerial point.



#### First Floor Landing

A galley style Landing with loft access, window to rear, coved ceiling, doors leading off to:-

#### Master Bedroom 9'10" x 15'5"

A double bedroom with window to rear, built in double door wardrobe, door to:-



#### En-Suite

White suite comprising fully tiled shower cubicle with mains fed shower and glazed door, low level w.c., pedestal wash hand basin, complimentary tiled to sink and w.c. areas, Karndean flooring, window to front.



#### Bedroom 2 9'4" x 11'4"

Double bedroom, window to rear.



#### Bedroom 3 9'4" x 6'9"

A good sized 3rd bedroom with window to rear.

#### Bathroom

White suite comprising paneled bath with mixer tap, low level w.c, pedestal wash hand basin, complimentary white high gloss tiled walls to bath sink and w.c. areas, Karndean flooring, window to rear.



#### Front Garden

Landscaped gardens to front with a range of flower and shrub borders, two parking spaces along with visitor parking to side, gate to side giving access to rear garden.

#### Rear Garden

A stunning landscaped rear garden which backs onto a small woodland area and in which you should have sun for most of the day!!! The garden has an abundance of flower, tree and shrub borders, paved patio to front of garden with the added bonus of a decked patio area to the rear, garden shed, outside water tap and power outlet socket.



#### Cloaks

White suite comprising low level w.c., wash hand basin, Karndean Flooring, window to rear.



#### Kitchen/Dining Room 9'2" x 18'6"

A spacious kitchen/diner fitted with plenty of wall and base units including "Quartz" worktops with stainless steel one and half bowl sink with mixer tap, integrated dishwasher, washing machine fridge/freezer, gas hob, electric oven and stainless steel extractor hood, Karndean Flooring, Window to front, Upvc .d.g French Doors opening out onto rear, coved ceiling with spotlighting.

#### FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

#### PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with



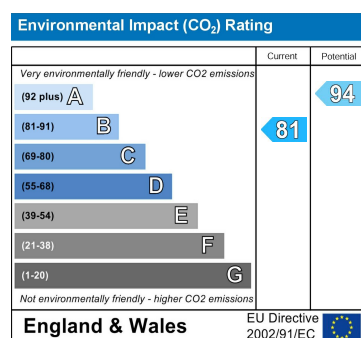
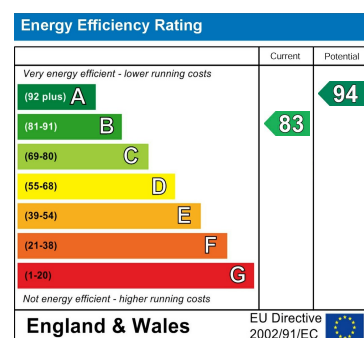
measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.

### TENURE

The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

### VIEWING

Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.



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## 67 Trem Y Coed, St Fagans, Cardiff, CF5 6FA



A Beautifully Presented Three Bedroom Detached Double Fronted House (The Rhossilli) Situated On This Quite Lovely and Attractive Development Which Is Most Conveniently Placed For St Fagans, M4 Corridor, Local Schools, Shops & The Out Of Town Development At Culver House Cross. The Property Has A Superb High End Finish And Further Comprises: Entrance Hallway, Cloaks, Lounge, Quality Fitted Kitchen/Diner, Master Bedroom With En-Suite, Family Bathroom, Gas C/h., Upvc d.g. Windows, A Stunning Landscaped Rear Garden Which Backs Onto A Small Woodland Area, Two Parking Plots., Viewing Is An Absolute Must!!!!

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**£340,000 Freehold**