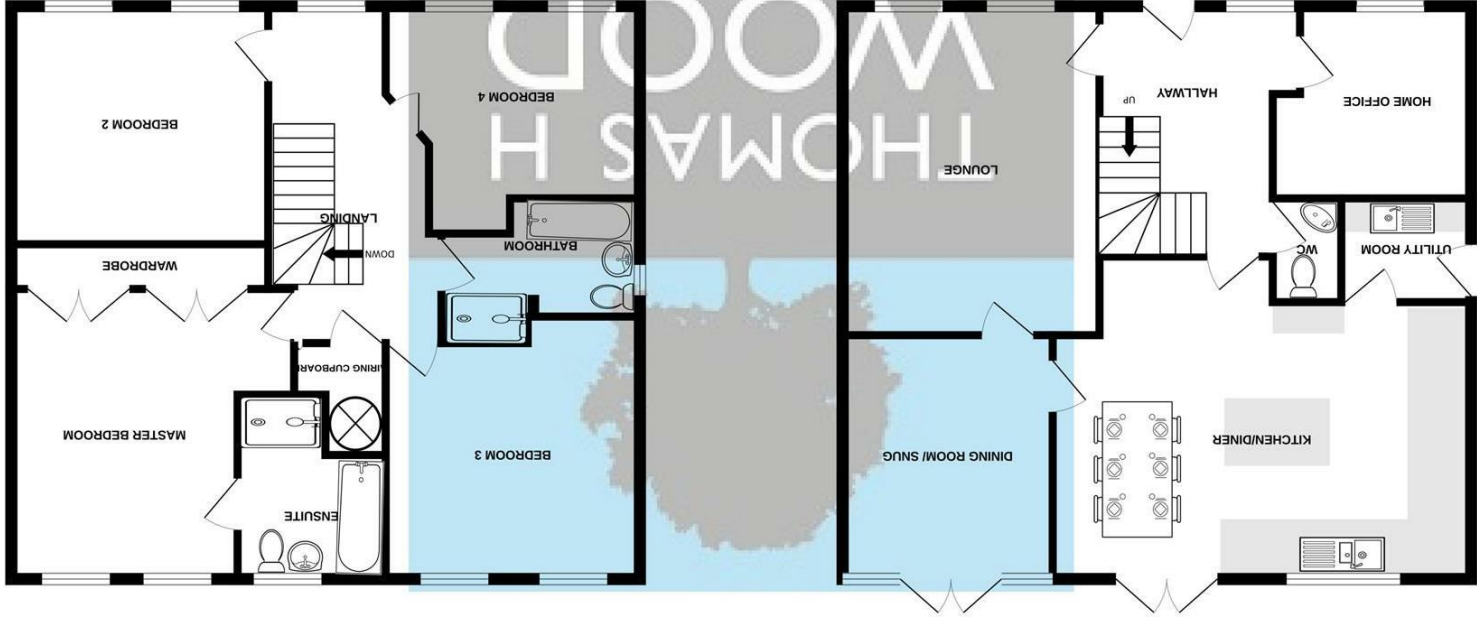


TOTAL FLOOR AREA : 157.9 sq.m. (1700 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR (849 sq.ft.) approx.

1ST FLOOR (78.8 sq.m. (849 sq.ft.) approx.

| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 86 | 94 |
| Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC England & Wales | |

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THOMAS H
WOOD





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

£650,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1700.00 sq ft

Current EPC Rating - B86

Potential EPC Rating -
A94

Thomas H Wood are pleased to present this stunning four double bedroom, executive detached family residence ideally located on Trem Y Rhyd in St Fagans. The distinguished 'Chelworth' by David Wilson Homes features a spacious and welcoming entrance hallway, cloakroom, home office, expansive lounge, 'snug' open plan kitchen diner and a utility room. The first floor features a grand landing leading to four double bedrooms, including a master bedroom with an ensuite bath & shower room, and a separate family bath & shower room. A sizeable, south facing rear garden and double garage complete this exceptional home. Viewings are highly recommended.

LOCATION

Nestled on the outskirts of St Fagans village, this home offers a rural setting with convenient access to the M4 link road, Culverhouse Cross, and Llantrisant Road. It's also within proximity to Radyr village, providing various amenities such as shops, a train station, medical facilities, tennis & golf clubs, and esteemed primary & secondary schools.

ENTRANCE HALLWAY

A welcoming entrance hallway with LVT flooring, painted and panelled walls. Doors to all rooms, staircase to first floor, large under stairs storage and UPVC window to the front.

HOME OFFICE

2.99m x 2.85m (9'9" x 9'4")

This versatile space offers flexibility and comfort, with UPVC window with fitted blinds to the front aspect. Carpeted floors, painted walls and radiator.

CLOAKROOM

1.61m x 0.90m (5'3" x 2'11")

A low-level W.C., wash hand basin, wall tiling and an extractor fan.

LOUNGE

5.05m x 3.80m (16'6" x 12'5")

A spacious main reception room with feature media wall, DVD, surround sound and LED shelf lighting. UPVC windows with fitted blinds overlooking the front aspect. Carpeted floors, painted walls, radiator and door to;

SNUG/DINING ROOM

3.20m x 3.10m (10'5" x 10'2")

A flexible space with double French doors including fitted blinds opening to the rear garden. Currently used as a second sitting room but comfortably accommodates a large dining table and chairs. Carpeted floors, painted walls and radiator. Door to;

KITCHEN/DINER

6.13m x 4.10m (20'1" x 13'5")

A bright and spacious kitchen and dining area, overlooking the rear garden. Well-appointed along three sides with high gloss wall and base units and contrasting work surfaces over. 1.5 stainless steel sink with side drainer, integrated fridge, freezer and dishwasher. Electric double oven and five ring gas hob with extractor over. Matching central breakfast bar island with seating under. Spotlights to kitchen area and pendant lighting over dining area. Ample space for dining table and chairs. UPVC windows with fitted blinds and UPVC double French doors with fitted blinds, leading to the rear garden. Painted walls, LVT flooring and two radiators. Door to;

UTILITY ROOM

1.86m x 1.60m (6'1" x 5'2")

A valuable space that includes boiler with annual service history, under counter freezer and space and plumbing for washing machine. Door providing access to the side entrance, garden and garages.

TO THE FIRST FLOOR

Carpeted staircase leading to spacious landing area with large airing cupboard, loft access and a radiator.

BEDROOM ONE

4.77m x 4.26m (15'7" x 13'11")

A superb master bedroom with carpeted floor, painted walls and fitted wardrobes along one side. UPVC windows with fitted blinds to the rear. Door to;

ENSUITE

2.07m x 2.56m (6'9" x 8'4")

A modern suite with panelled bath, shower enclosure, low level WC and pedestal wash hand basin. LVT flooring, UPVC window and towel radiator.

BEDROOM TWO

3.48m x 3.80m (11'5" x 12'5")

Overlooking the front aspect, with carpeted floor, painted walls and ample space for wardrobes. UPVC windows with fitted blinds and radiator.

BEDROOM THREE

3.35m x 3.62m (10'11" x 11'10")

Overlooking the rear aspect, with carpeted floor, painted walls and ample space for wardrobes. UPVC windows with fitted blinds and radiator.

BEDROOM FOUR

3.74m x 3.28m (12'3" x 10'9")

Overlooking the front aspect, with carpeted floor, painted walls and fitted wardrobe. UPVC windows with fitted blinds and radiator.

FAMILY BATHROOM

2.58m x 2.07m (8'5" x 6'9")

A modern suite with panelled bath, shower enclosure, low level WC and pedestal wash hand basin. LVT flooring, UPVC window and towel radiator

OUTSIDE

REAR

An expansive lawn and patio area enclosed by fencing. Paved pathway to front and rear garage. Outside tap, lighting and power.

FRONT

Double driveway leading to garages. Pathway to front door. Well-maintained shrubs and access to the double garage.

DOUBLE GARAGE

With twin up-and-over access doors, power, lighting,

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

****Site Management Charge:**** Approximately £180 per annum once the site is completed.

COUNCIL TAX

Band G



