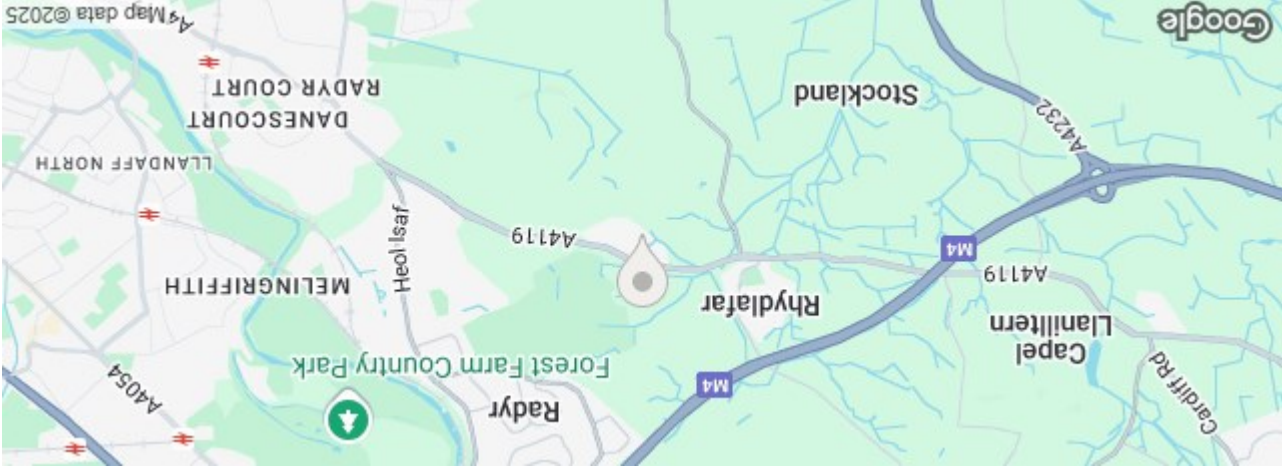
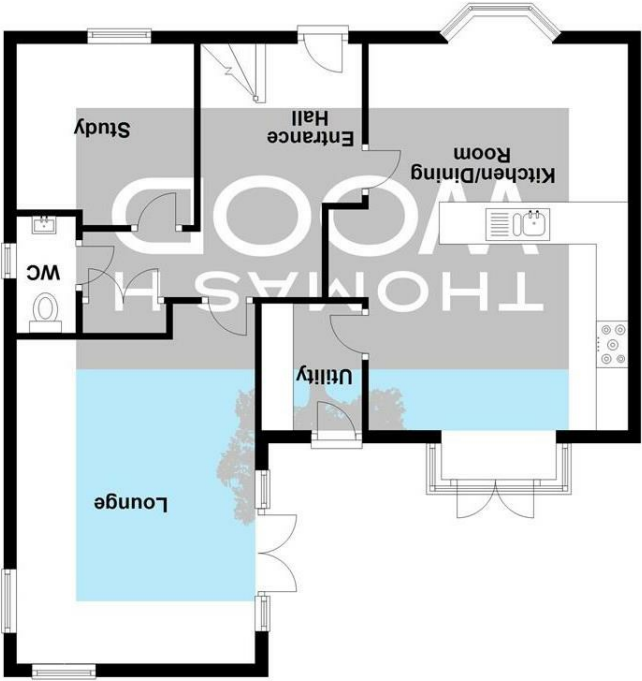
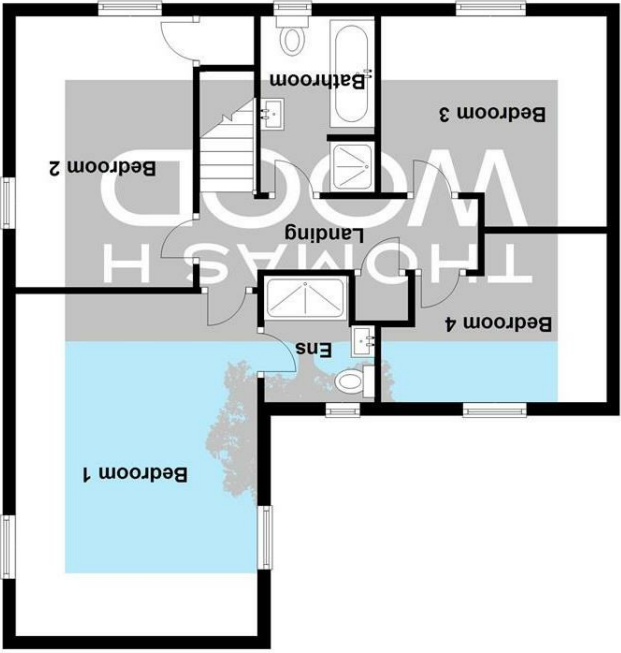




Total area: approx. 1327.8 sq. feet



Ground Floor
Approx. 566.5 sq. feet



First Floor
Approx. 761.3 sq. feet

Energy Efficiency Rating	
Current	Potential
85	93
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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St. Fagans, Cardiff
CF5 6FT

Offers In Excess Of
£595,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1327.80 sq ft

Current EPC Rating - B85

Potential EPC Rating - A93



We are pleased to present this beautifully maintained four-bedroom detached family home, set on a generous corner plot with meticulously landscaped gardens. This impressive Layton-style property, built by David Wilson Homes, is located in the sought-after area of St. Fagans, just off Llantrisant Road. This property combines modern living with versatile spaces, making it ideal for a family looking for both comfort and functionality. With ample natural light, stylish finishes, and easy access to the rear garden, it offers a perfect blend of relaxation and convenience. The home boasts a spacious open-plan kitchen/dining room with a breakfast area, which seamlessly connects to the rear garden via French doors. A feature bay window to the front adds character, while a separate utility room and WC provide added convenience. The ground floor also features a well-proportioned lounge and a versatile study. Upstairs, you'll find four double bedrooms, including a master suite with an en-suite shower room. The family bathroom serves the remaining bedrooms. Externally, the property benefits from a sunny, landscaped rear garden, perfect for outdoor relaxation, as well as a double garage and a spacious driveway offering ample parking for several vehicles.

ENTRANCE

The property is approached via a neatly paved pathway, flanked by beautifully maintained shrubs and hedges, leading directly to the double garage and driveway. Gated side access provides convenient entry to the rear garden.

HALLWAY

Upon entering through a double-glazed composite door, the hallway offers a built-in storage cupboard, tiled flooring, telephone point, and a radiator. Stairs lead to the first floor, and an additional storage cupboard provides extra space. Doors lead to the kitchen/diner, lounge, study/playroom, and WC.

KITCHEN/DINER

6.037m x 4.074m (19'9" x 13'4")
A modern Sigma3 kitchen featuring a range of base and eye-level units with complementary work surfaces. The kitchen is equipped with an under-counter one-and-a-half sink unit with drainer and mixer tap, an AEG double electric oven, a five-burner gas hob with extractor hood, and integrated fridge, freezer, and dishwasher. The boiler is conveniently housed in a cupboard. Two radiators and tiled flooring complete the space. A uPVC double-glazed bay window at the front allows natural light, while uPVC double-glazed patio doors with glazed side panels open to the rear garden.

UTILITY ROOM

1.941m x 1.614m (6'4" x 5'3")
Accessed via a uPVC double-glazed door to the rear, this room offers a range of base and eye-level units with matching work surfaces, tiled flooring, and space for a washer/dryer. A radiator provides warmth, and there is direct access to the rear garden.

LOUNGE

5.019m x 3.723m (16'5" x 12'2")
A spacious, light-filled reception room with carpeted flooring, painted walls, and a smooth ceiling. uPVC double-glazed doors with glazed side panels provide access and views to the side, while two additional uPVC double-glazed windows offer light from the side and rear. Two radiators and a TV aerial point are included.

STUDY/PLAYROOM

2.79m x 2.74m (9'1" x 8'11")
This versatile room features carpeted flooring, painted walls, and a smooth ceiling. A feature wood-panelled wall adds charm, while a uPVC double-glazed window overlooks the front. A radiator ensures comfort.

CLOAKROOM

1.903m x 0.946m (6'2" x 3'1")
The cloakroom includes tiled flooring, painted walls, and a smooth ceiling, with a uPVC obscure double-glazed window to the side. It is fitted with a low-level WC and a pedestal wash hand basin.

FIRST FLOOR

LANDING

The carpeted staircase leads to a spacious landing with an airing cupboard housing the hot water tank. A radiator and loft access are available. Doors lead to four bedrooms and the family bathroom.

MASTER BEDROOM

5.111m x 3.742m (16'9" x 12'3")
A generous master bedroom with dual aspect views to the side and rear of the property. Featuring carpeted flooring, papered walls, and a smooth ceiling, two uPVC double-glazed windows provide natural light. The room also includes a radiator, fitted wardrobes, and a feature wood-panelled wall. Access to the ensuite.

ENSUITE

2.034m x 1.704m (6'8" x 5'7")
This stylish en-suite offers tiled flooring and splashbacks, with a uPVC obscure double-glazed window to the rear. The suite includes a double shower cubicle, pedestal wash hand basin, and low-level WC. A heated towel rail and spotlights complete the space.

BEDROOM TWO

3.507m x 3.289m (11'6" x 10'9")
This comfortable bedroom features carpeted flooring, painted walls, and a smooth ceiling, with a uPVC double-glazed window to the front. A radiator and fitted wardrobes are also included.

BEDROOM THREE

3.829m x 2.829m (12'6" x 9'3")
A well-proportioned room with carpeted flooring, painted walls, and a smooth ceiling. Two uPVC double-glazed windows offer views over the green to the front and side. The room also includes a radiator and built-in storage cupboard.

BEDROOM FOUR

3.427m x 2.701m (11'2" x 8'10")
A flexible room ideal for a variety of uses, featuring carpeted flooring, painted walls, and a smooth ceiling. A charming wood-panelled wall adds character. A uPVC double-glazed window faces the rear, and a radiator provides warmth.

FAMILY BATHROOM

2.654m x 1.984m (8'8" x 6'6")
The family bathroom offers a four-piece suite with tiled flooring and splashback areas. It is fitted with a panelled bath, separate shower cubicle, low-level WC, and pedestal wash hand basin. A uPVC obscure double-glazed window provides light, while a heated towel rail and extractor fan complete the room.

TENURE

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

COUNCIL TAX

Band G

