

Trem Y Rhyd, St. Fagans CARDIFF CF5 6FT



welcome to

Trem Y Rhyd, St. Fagans CARDIFF

Bright and spacious end-terrace family home in a sought-after modern development. Features include a large lounge, kitchen/dining area with French doors to a south-facing garden, three bedrooms (primary with ensuite), family bathroom, double glazing, gas central heating, and a two-car driveway.

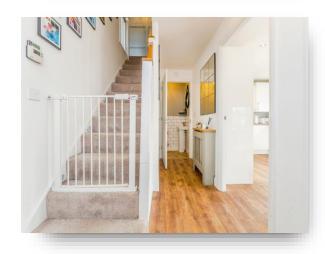












Entrance Hall

6' 1" max x 13' 5" max (1.85m max x 4.09m max) Gas radiator, access to lounge, kitchen, W.C, Two Storage cupboards

W.C

6' 1" max x 2' 8" max (1.85m max x 0.81m max) W.C, Hand wash basin, Half tiled, Extractor fan, Radiator

Lounge

10' 8" max x 17' 1" max (3.25m max x 5.21m max) Gas central heater, Double glazed windows, Laminate flooring, Wall plug sockets

Kitchen

11' 1" max x 17' max (3.38m max x 5.18m max) Intergrated dishwasher, Oven, Induction hob, Fridge Freezer, Combi Boiler, Dinning space & access to garden.

Utility Room

6' 8" max x 4' 7" max (2.03m max x 1.40m max) Shower, Extractor fan

Landing

12' 6" max x 3' 1" max (3.81m max x 0.94m max) Loft Access, Radiator

Bedroom One

11' 6" max x 12' 6" max (3.51m max x 3.81m max) Double glazed windows to front and side, plug sockets, access to En Suite

En Suite W.C, Hand wash basin, Shower and Extractor fan

Bedroom Two

11' 2" max x 9' 4" max (3.40m max x 2.84m max) Storage cupboard, plug sockets, windows

Bedroom Three

7' 3" max x 6' 7" max (2.21m max x 2.01m max) Double glazed windows. plug sockets



Rear Garden

Bathroom

Hot Tub, Patio area, Decking area and grass

8' 5" max x 6' 2" max (2.57m max x 1.88m max)

Bath / Shower, Tiled, W.C, Hand wash basin, Radiator,

Parking

Window

Double driveway, Electric charging point





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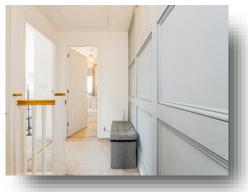
Trem Y Rhyd, St. Fagans CARDIFF

- South Facing Garden
- Double Driveway
- Three Double Bedrooms
- Large bright lounge and spacious Kitchen
- End of Terrace

Tenure: Freehold EPC Rating: B

£375,000





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Property Ref:

CRP107684 - 0011

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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