



**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

### **Bathroom**

8' 5" max x 6' 2" max ( 2.57m max x 1.88m max )  
Bath / Shower, Tiled, W.C, Hand wash basin, Radiator,  
Window

### **Rear Garden**

Hot Tub, Patio area, Decking area and grass

### **Parking**

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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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