



# hrt

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35 Trem Y Coed

St. Fagans, Cardiff, CF5 6FA

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## 35 Trem Y Coed

Guide Price £349,950

Trem y Coed is a sought-after modern development within St Fagans which has been built with the feel of a heritage village. It is situated just minutes from Culverhouse cross offering excellent commuting options to Cardiff, Vale of Glamorgan and the M4 via the A4232.

Modern detached family home.

Sought after heritage developments in St. Fagans

Open plan kitchen/dining/living space which could be easily subdivided

Contemporary deco throughout

Ground floor cloakroom with utility cupboard within

Generous sized south-westerly enclosed side and rear garden

Parking for two vehicles on driveway

Potential to extend subject to planning permission

Excellent commuting options just minutes from Culverhouse Cross

Viewings highly recommended



No. 35 is a three bedroom detached family home, presented in a contemporary style with open plan kitchen/dining/living space and benefitting from a generous sized south westerly facing side and rear garden.

The accommodation briefly comprises of an ENTRANCE HALL (7'2" x 7'4") with turn staircase rising to the first floor landing. The hallway has upgraded dark wood flooring which continues into the LOUNGE/DINING ROOM (9'2" widening to 15'2" x 15'5") This light and airy living space benefitting from a high ceiling height, has windows to both sides and French doors flanked by windows leading into the garden. Door into useful under stairs storage space. The room is currently open plan to the kitchen but

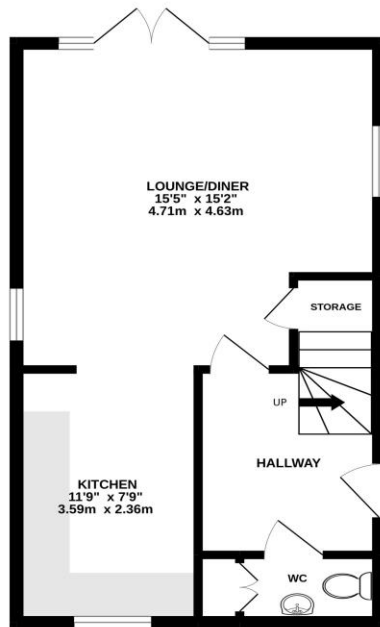
could be subdivided easily with a stud partition wall. The KITCHEN (7'9" x 11'9") with window to front, has a fitted range of two-tone grey base and wall mounted units with built-in oven, hob and hood over. There is space and plumbing for a fridge/freezer. The kitchen area has ceramic tiled flooring. Finally on the ground floor off the hallway is a CLOAKROOM with a continuation of the same flooring as the hallway. It offers a white two piece suite and double doors into a utility cupboard with space and plumbing for washing machine and tumble dryer over.

The first floor LANDING, with window to side, has a loft inspection point and gives access to the bedroom accommodation. BEDROOM 1 (11'2" x 11'3") has two windows to front aspect and a built-in over stairs storage

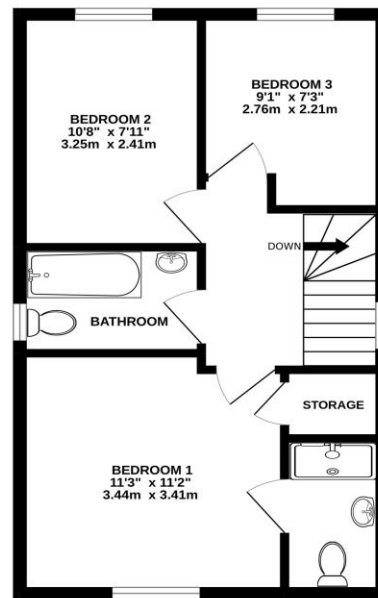
cupboard. Its benefits from an EN-SUITE SHOWER ROOM (3'11" x 7'1") with a white three-piece suite, which includes a fully tiled double shower cubicle with mains shower fitted. BEDROOM 2 (7'11" x 10'1") and BEDROOM 3 (7'3" widening to 9'1" x 7'3") enjoys views over the rear garden. Bedroom 2 is a double bedroom with wall mounted storage cupboards. The family BATHROOM (4'11" x 7'11") with window to side has a white three-piece suite which includes a panel bath with a mains power shower over. Outside to the rear and side is a generous size enclosed landscaped south westerly facing garden which enjoys the sun throughout the day.

An Indian sandstone laid patio extends from the rear of the property along the side of the house where there is a detached timber frame garden shed. A paved pathway runs adjacent to the level lawn to a further raised patio area. A gate at the rear of the garden leads out to the private driveway where there is parking space for two vehicles.

GROUND FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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## Directions

From Junction 33 of the M4 travel south along the A4232, Signposted Cardiff. Exit at the Culverhouse Cross Junction. At the roundabout turn left onto the A48. Take the first left hand turning and follow this road to the roundabout. Proceed straight ahead. At the traffic lights turn right. Proceed into the development turning left into Trem Y Coed. Follow the road down the hill, bear left number 35 will be found straight ahead on the left indicated by a for sale board.

## Tenure

Freehold

## Services

Mains gas, electricity, water and drainage  
Council Tax Band E  
EPC Rating B

Viewing strictly by appointment through  
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Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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