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**MR HOMES**  
SALES & LETTINGS



Trem Y Coed,  
St. Fagans,  
Cardiff CF5 6FB

Guide Price £550,000  
Freehold



# Trem Y Coed, St. Fagans, Cardiff. CF5 6FB.

- A LARGE DETACHED RESIDENCE with 4x DOUBLE BEDROOMS
- DETACHED DOUBLE GARAGE with PITCHED ROOF
- PRIVATE DEVELOPMENT
- SPACIOUS LIVING ROOM
- 30ft KITCHEN/BREAKFAST & DINING ROOM
- UTILITY/LAUNDRY ROOM & SEPARATE CLOAKROOM/W.C
- OFFICE/STUDY/ 3rd RECEPTION
- MASTER BEDROOM with EN-SUITE
- PRIVATE DOUBLE DRIVEWAY
- LARGE & ENCLOSED ATTRACTIVE REAR GARDEN



\*\*\* Guide Price: £550,000 \*\*\*

AN IMPRESSIVE & SPACIOUS DETACHED FAMILY RESIDENCE with 4 DOUBLE BEDROOMS & A DETACHED DOUBLE GARAGE - SET ON A LARGE PLOT - ATTRACTIVE & ENCLOSED REAR GARDEN - 30ft KITCHEN/BREAKFAST & DINING ROOM with TOP OF THE RANGE AEG INTEGRATED APPLIANCES - SPACIOUS LIVING ROOM - OFFICE/STUDY/3rd RECEPTION ROOM - CLOAKROOM/W.C - UTILITY/LAUNDRY ROOM - MASTER BEDROOM with EN-SUITE - STORAGE TO THE LOFT - PRIVATE DOUBLE DRIVEWAY - COMMUNAL GREEN TO FRONT - TENURE: FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 4-Bedroom Detached Family Home, comprising in brief; Porch, Entrance Hallway, Cloakroom/Downstairs W.c, Living Room, Office/Study/3rd Reception Room, Kitchen/Breakfast & Dining Room, Utility/Laundry Room, Staircase to the First Floor Landing, Hatch to Loft via Attached Ladders, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. The Attractive Front & Side Garden is Enclosed by Wrought Iron Fencing, The Large Rear Garden has a Generous Size Patio, Laid Lawn & Attractive, Shrubs, Plants & Mature Bushes. Private Double Driveway to the Front/Side. Detached Double Garage with Pitched Roof for Extra Storage.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/tremycoed36ap/>

EPC Rating = B.  
Council Tax Band = G.

Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

\*\*\* Prime Location \*\*\* The property offers easy access to a number of local amenities, schools, parks and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer ([mr-homes.co.uk](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





**Porch** - 6' 1" x 3' 5" (1.85m x 1.04m) Enter via Composite Door & door into Entrance Hallway.

**Entrance Hallway** - 12' 0" x 7' 5" (3.65m x 2.26m) Laminate Floor, Radiator, Plastered Walls & Ceiling, Wall Mounted Thermostat, Doors to; Understair Cupboard, Living Room, Cloakroom/Downstairs W.c, Office/Study, Kitchen/Breakfast & Dining Room, Staircase to the First Floor Landing.

**Cloakroom/ Downstairs W.c** - 5' 0" x 3' 5" (1.52m x 1.04m) Laminate Flooring, Close-Coupled W.c, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Wrap Around Tiled Splashback, Plastered Walls & Ceiling, Ceiling Mounted Extractor Fan.

**Living Room** - 15' 7" x 11' 9" (4.75m x 3.58m) Laminate Flooring, 2x uPVC D/g Windows to Front & Side, 2x Radiators, Electric Feature Fireplace, Plastered Walls & Ceiling.

**Office/Study - 3rd Reception Room** - 11' 8" x 7' 10" (3.55m x 2.39m) Laminate Flooring, uPVC D/g Window to Front, Radiator, Plastered Walls & Ceiling.

**OPEN-PLAN -Kitchen/Breakfast & Dining Room** - 30' 1" x 12' 3" (9.16m x 3.73m) Laminate Flooring, Matching Wall & Base Units with Work Surfaces Over, Matching Upstands, Tiled Splashbacks, Breakfast Bar, 4x Ring AEG Gas Hob with Vented Extractor Hood Over, AEG Electric Fan Assisted Oven, Integrated AEG Dishwasher, Stainless Steel Sink, Half Bowl & Drainer with Mixer Tap, 2x uPVC D/g Windows to Rear, 2x Double Panel Radiators, Plastered Walls & Ceiling, Inset Spotlights to Ceiling, uPVC D/g Door to Rear Garden, Door to Laundry/Utility Room.

**Utility/Laundry Room** - 6' 0" x 5' 1" (1.83m x 1.55m) Laminate Flooring, Matching Wall & Base Units, Work Surface Over, Stainless Steel Sink & Drainer with Mixer Tap, Plumbed for Washing Machine, Plastered Walls & Ceiling, Ceiling Mounted Extractor Fan, Vaillant eco Tec Plus 838 Boiler housed in wall Unit, Composite D/g Door to Side of Property.

**First Floor Landing with Hatch to Insulated & Boarded Loft (via Attached Ladders)** - 11' 7" x 10' 0" (3.53m x 3.05m) Fitted Carpet, Radiator with Cover, Plastered Walls & Ceiling.

**Master Bedroom with En-Suite** - 14' 8" x 14' 0" (4.47m x 4.26m) Fitted Carpet, 2x uPVC D/g Windows to Front & Rear, Radiator, Fitted Wardrobes, Door to En-Suite.

**En-Suite** - 8' 5" x 6' 9" (2.56m x 2.06m) Fully Tiled Shower Cubicle with Mixer Shower, 2x Walls Tiled up to Half Height, Pedestal Wash Hand Basin, Close-Coupled W.c, Radiator, Plastered Walls & Ceiling, Ceiling Mounted Extractor Fan, uPVC Obscured D/g Window to Front.

**Bedroom 2 (Double)** - 13' 6" x 11' 9" (4.11m x 3.58m) Fitted Carpet, uPVC D/g Window to Front, Double Panel Radiator, Plastered Walls & Ceiling, Fitted Wardrobes.

**Bedroom 3 (Double)** - 10' 11" x 10' 7" (3.32m x 3.22m) Fitted Carpet, uPVC D/g Window to Rear, Double Panel Radiator, Plastered Walls & Ceiling.

**Bedroom 4 (Double)** - 12' 3" x 8' 11" (3.73m x 2.72m) Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls & Ceiling.

**Family Bathroom Suite** - 10' 0" x 5' 6" (3.05m x 1.68m) Fully Tiled Shower Cubicle with Electric Shower, Bath with Mixer Tap & Attached Shower, Pedestal Wash Hand Basin with Mixer Tap, Wrap Around Tiled Splashback, Chrome Ladder/Towel Radiator, Plastered Walls & Ceiling, Ceiling Mounted Extractor Fan, uPVC Obscured D/g Window to Rear.

**Attractive Front Garden - Enclosed with Wrought Iron Fencing**  
Large Communal Green to the Front of the Properties.

#### **Attractive Rear Garden - Large & Enclosed**

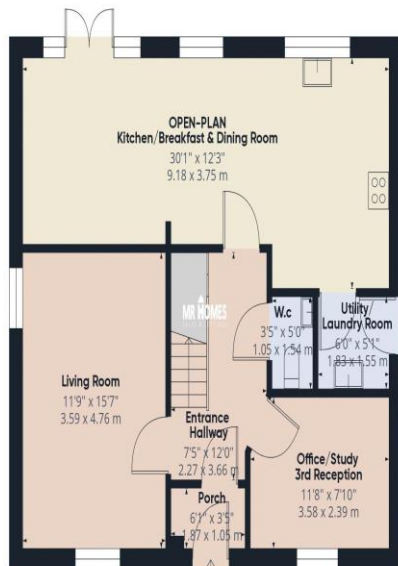
Patio to Laid Lawn with Attractive Plants, Shrubs & Matured Bushes to Border. Outside Lights & Tap. Lockable Side Gate to Front & Door into Double Garage.

#### **Private Double Driveway**

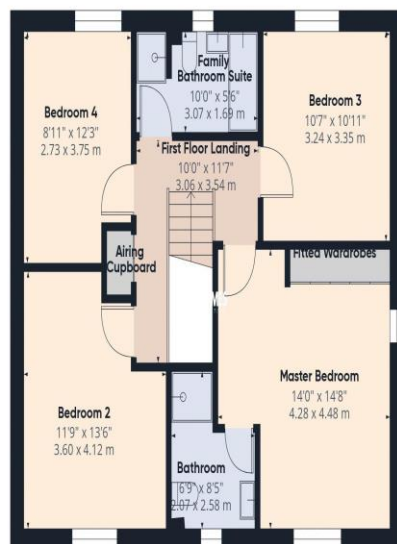
**Detached Double Garage with Pitched Roof** - 20' 4" x 20' 3" (6.19m x 6.17m) 2x Up 'n' Over Doors, PowerPoints & Lighting, RCD Consumer Unit, Storage to the Rafters, Door into Rear Garden.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>  
1905.75 ft<sup>2</sup>  
177.05 m<sup>2</sup>

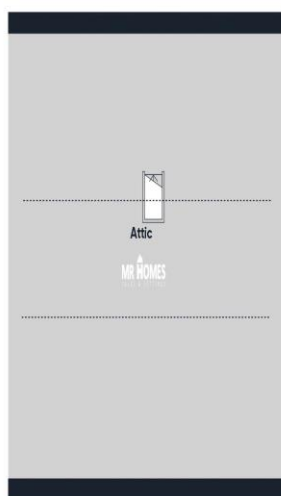
(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2 Building 1



Floor 0 Building 2

## CARDIFF & THE VALE

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