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**MR HOMES**  
SALES & LETTINGS



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

Guide Price £480,000 to £490,000  
Freehold



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

- A LARGE DETACHED RESIDENCE with 4x DOUBLE BEDROOMS
- SUPERB PRIVATE DEVELOPMENT
- BEAUTIFUL SOUTH-WEST FACING (LARGE) REAR GARDEN
- FRUIT TREES inc 1x CHERRY 3x APPLE 1x PLUM & 1x NECTARINE TREES
- DETACHED GARAGE with PITCHED ROOF & DOUBLE DRIVEWAY
- VERY SPACIOUS 23ft LIVING ROOM
- KITCHEN/BREAKFAST/DINING ROOM
- MASTER BEDROOM with EN-SUITE
- CLOAKROOM/DOWNSTAIRS W.C
- TENURE: FREEHOLD



A VERY WELL POSITIONED, DETACHED FAMILY RESIDENCE, SET ON A LARGE PLOT with 4 BEDROOMS & A DETACHED GARAGE with PITCHED ROOF - AN ATTRACTIVE & ENCLOSED SOUTH-WEST FACING PRIVATE REAR GARDEN with CHERRY, APPLE, PLUM & NECTARINE TREES - 22ft KITCHEN/BREAKFAST & DINING ROOM - SPACIOUS LIVING ROOM - CLOAKROOM/W.C - MASTER BEDROOM with EN-SUITE - PRIVATE DOUBLE DRIVEWAY - COMMUNAL GREEN TO THE FRONT - TENURE: FREEHOLD.

**MR HOMES** Offer **FOR SALE** this 4-Bedroom Detached Family Home, comprising in brief; Porch, Entrance Hallway, Cloakroom/Downstairs W.c, Spacious Living Room, Kitchen/Breakfast & Dining Room, Staircase to the First Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. Attractive Front Garden, Lockable Side Gate Access, External Bin Store/Storage Area, The South-West Facing Rear Garden has a Range of Flowers, Plants & Shrubs, Laid Lawn, Patio Sun-Terrace, YARDISTRY Pre-Stained Premium Cedar Wood & Aluminium 14 x 12 Outdoor Pavilion Gazebo. Private Double Driveway leads to the Detached Double Garage with Pitched Roof for Extra Storage.

**EARLY VIEWING IS VERY HIGHLY RECOMMENDED.**

360 VR Tour Link > <https://tour.giraffe360.com/tremycoed72ap>

**EPC Rating = B. Council Tax Band = F.**

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

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





**Entrance Hallway** - 16' 10" x 3' 6" (5.13m x 1.07m) Entered Via uPVC D/g Door With uPVC D/g Panel Window Above, Pergo Flooring, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Door to Understair Storage Cupboard, Wall-Mounted Smart Nest Thermostat, Doors to Living Room, Kitchen/Diner and Cloakroom/Downstairs W.c., Staircase to First Floor Landing.

**Cloakroom/Downstairs W.c.** - 4' 11" x 3' 5" (1.50m x 1.04m) Pergo Flooring Continued, Close-Coupled W.c., Pedestal Wash Hand Basin with Chrome Mixer Tap, Single Panel Radiator, uPVC Obscure D/g Window to Rear, Plastered Walls and Plastered Ceiling, Wall Mounted Electric RCD Consumer Unit (Fitted June 2018).

**Living Room** - 22' 3" x 11' 0" (6.78m x 3.35m) Fitted Carpet, uPVC D/g Sash Window to Front with Inset Blinds, 2 x uPVC D/g Windows to Side, 2 x Single Panel Radiators, Plastered Walls and Plastered Ceiling, uPVC D/g French Patio Doors to Rear Garden.

**Kitchen/Diner** - 22' 3" x 9' 9" Minimum Width (6.78m x 2.97m) Minimum Width. Pergo Flooring Continued, Matching Wall And Base Units with Work Surfaces Over & Tiled Splashbacks, Breakfast Bar, Stainless Steel Sink And Quarter Bowl With Drainer And Mixer Tap Over, 4 Ring AEG Ceramic Hob With AEG Extractor Hood Over, Hotpoint Electric Fan-Assisted Oven, Plumbed For Washing Machine, Wine Cooler, uPVC D/g Window To Rear, uPVC D/g Sash Window To Front With Inset Blinds, uPVC Half Glazed Obscure D/g Door To Side Access, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Single Panel Radiator. Vaillant Home Combi 35kw Combi-Boiler Housed in Wall Cupboard (Fully Serviced).

**Staircase/First Floor Landing** - 9' 3" x 3' 5" (2.82m x 1.04m)

Fitted Carpet to Stairs and Landing, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Hatch to Insulated Loft, Door to Large Airing/Storage Cupboard, Doors to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom Suite.

**Master Bedroom** - 12' 10" x 10' 10" (3.91m x 3.30m) Fitted Carpet, uPVC D/g Sash Window to Front with Inset Blinds, Single Panel Radiator, uPVC D/g Window to Side, Plastered Walls and Plastered Ceiling, Wall Mounted Smart Nest Thermostat Control, Door to En-Suite.

**En-Suite** - 6' 8" x 4' 2" (2.03m x 1.27m) Laminate Flooring, Shower Cubicle With Mixer Shower With Dual Rainfall And Hand Held Shower Heads, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close-Coupled W.c., Single Panel Radiator, uPVC D/g Obscure Window To Front, Wall-Mounted Shaver Point, Walls Tiled To Half-Height With Remaining Walls Plastered, Plastered Ceiling, Ceiling Mounted Electric Extractor Fan.

**Bedroom 2** - 13' 5" x 9' 11" (4.09m x 3.02m) Fitted Carpet, uPVC D/g Sash Window to Front with Inset Blinds, Single Panel Radiator, Plastered Walls and Plastered Ceiling.

**Bedroom 3** - 11' 3" x 9' 1" (3.43m x 2.77m) Fitted Carpet, uPVC D/g Wide-Opening Window to Rear Overlooking South-Facing Rear Garden, Single Panel Radiator, Plastered Walls and Plastered Ceiling.

**Bedroom 4** - 8' 9" x 8' 6" (2.66m x 2.59m) Fitted Carpet, uPVC D/g Wide-Opening Window to Rear Overlooking South-Facing Rear Garden, Single Panel Radiator, Plastered Walls and Plastered Ceiling.

**Family Bathroom Suite** - 7' 5" x 5' 6" (2.26m x 1.68m) Laminate Flooring, Panel Bath with Chrome Mixer Tap Over and Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap Over, Close-Coupled W.c., Single Panel Radiator, Ceiling Mounted Electric Extractor Fan, uPVC D/g Obscure Window to Rear, Walls Tiled Around The Utilities With Remaining Walls Plastered, Plastered Ceiling.

#### **Front Garden**

Attractive Front Garden

**Rear Garden (Enclosed) - SOUTH-WEST FACING** Fully Enclosed South-West Facing Rear Garden, Patio to Laid Lawn, Patio Sun Terrace, Wood Planters Growing various Foods, Variety of Plants, Bushes, Rose Bushes, Flowers and Shrubbery, Large Greenhouse (Which Is Negotiable), YARDISTRY Pre-Stained Premium Cedar Wood & Aluminium 14 x 12 Outdoor Pavilion Gazebo, Door into Detached Garage,

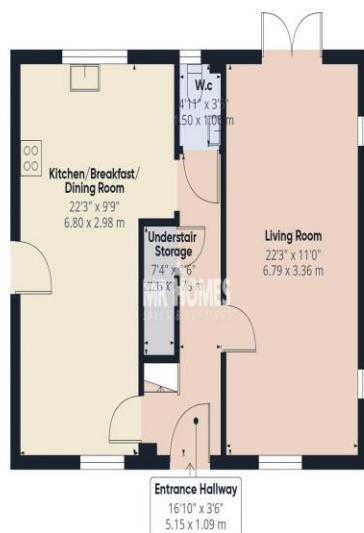
**Detached Garage** - 20' 0" x 10' 2" (6.09m x 3.10m) Up and Over Door, Power Points and Lighting, Pitched Roof with Storage to Rafters.

#### **Driveway**

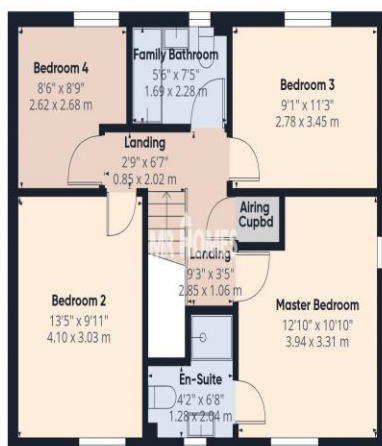
Double Driveway to Front of Detached Garage



**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



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

1405 ft<sup>2</sup>

130.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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