



 4  2  3

80 Trem Y Rhyd, St. Fagans, Cardiff, CF14 6FW.

Offers over £550,000

 **peter
alan**

02920 612328
whitchurch@peteralan.co.uk



A large gable fronted detached four-bedroom house, the Holden in design, constructed in facing brick, double fronted and all beneath a pitched interlocking tiled roof.

This stunning home was built in 2020 by Messrs David Wilson Homes to a high specification, and occupying a delightful position set back and tucked away in a small and exclusive close, comprising just two houses, away from busy passing traffic and benefiting the special feature of a south facing rear garden.

This immaculate almost new home provides a stunning design with four double sized bedrooms and stylish contemporary living space ideal for a growing family. David Wilson Homes are a reputable firm of national house builders, and all their homes are sold with a full 10-year N H B C guarantee.

This new development is located within easy access to Cardiff City and Llandaff City, and within easy reach is Junction 34 allowing fast travel to the M4, Newport and Bristol. Impeccably maintained this stunning larger style home provides 1600 square feet of bright and well-designed living accommodation, contemporary in layout with a super-sized central entrance hall with high ceilings and a charming returning spindle balustrade staircase that leads to a large gallery landing. Off the hall is a spacious downstairs stylish new cloak room suite and a useful built in cloaks hanging cupboard.

The ground floor design also includes a useful study-home office, a large lounge (17'7 x 12'1), and a superb open plan kitchen and dining room (20'2 x 14'2 max), running the width of the house and inset with PVC French doors which open onto the south facing garden terrace.

The first floor comprises four large double sized bedrooms and two stylish new Sottini white bathrooms, one being ensuite to the generous master bedroom (14'10 x 12'1). Further features include a separate useful utility room, white PVC double glazed windows, gas heating with panel radiators, a deep two-three car entrance drive and a large detached single garage.

Outside the south facing rear gardens, include a large, paved sun patio and a neat main lower lawn. The location is excellent, and the property is available with no chain! Must be seen!

Ground Floor Entrance Reception Hall

Approached via a composite part panelled double glazed entrance door inset with stylish chrome upper lights opening into a central hall with stylish flooring and a wide carpeted returning spindle balustrade staircase that leads to a large gallery landing.

Downstairs Cloakroom

Stylish Sottini white suite comprising pedestal wash hand basin with chrome mixer taps, pop up waste and a tiled splashback with mirror over, slim line wc, continuous stylish flooring, radiator, patterned glass PVC double glazed Georgian style window to side, access to very useful and sizeable under stair storage cupboard.





Study/Snug

9' 5" x 7' 8" (2.87m x 2.34m) Independently approached from the entrance hall via a white traditional style panel door leading to a very useful and versatile reception room, currently a study perfect for a home office. This room is carpeted with a radiator and a Georgian style PVC double glazed window with outlooks across the quiet frontage gardens and close.

Lounge

17' 7" x 12' 1" (5.36m x 3.68m) Independently approached from the entrance hall via a white traditional style panel door leading to a principal lounge, well-proportioned and equipped with a radiator and an additional splayed bay window with white PVC double glazed Georgian style units with outlooks onto the quiet frontage close and gardens.

Open Plan Kitchen/Dining Room

20' 2" x 14' 2" (6.15m x 4.32m) Narrowing to 11 ft 3. A very well fitted open plan kitchen and dining room the social hub of the house, with extensive floor and eye level units with slim line handles and round nosed laminate patterned worktops incorporating a stainless-steel sink with chrome mixer taps and drainer, with additional vegetable cleaner, integrated five ring gas hob including wok burner with stainless steel surround and wide canopy style extractor hood.



Drawers with custom made cutlery compartments, soft closing doors and drawers, integrated fan assisted electric oven with separate grill(AEG), built in larder unit, integrated fridge freezer, integrated Electrolux dishwasher, stylish flooring throughout, ample space for a large dining table and chairs, two radiators, PVC double glazed French doors with integrated blinds with side screen windows which open onto and overlook a raised south facing paved sun terrace.

Utility Room

8' 3" x 5' 1" (2.51m x 1.55m) Independently approached from the kitchen via a white traditional style panel door leading to a separate utility room with matching floor units with slim line handles and round nosed laminate patterned worktops, incorporating a stainless steel sink with chrome mixer taps and drainer, space with plumbing for washing machine, space for the housing of a tumble dryer, eye level unit housing an Ideal gas central heating boiler, continuous stylish flooring, double glazed part panelled outer door opening onto the raised southerly facing sun terrace.

First Floor Gallery Landing

Approached via a wide carpeted staircase leading to a spindle balustrade landing, radiator, PVC Georgian style double glazed window to side, sizeable access to the roof space, built in airing cupboard housing a Kingspan range tribune unvented hot water cylinder with shelving above.



Master Bedroom One

14' 10" x 12' 1" (4.52m x 3.68m) Independently approached from the landing via a white traditional style panel door leading to a generous well designed master bedroom equipped with two sets of stylish modern contemporary full height fitted wardrobes, Georgian style PVC double glazed window with outlooks onto the quiet frontage close and gardens, double radiator.

En Suite Shower Room

Stylish contemporary modern Sottini white suite comprising double size shower with ceramic tile wall and chrome shower fitment with clear glass sliding doors and screen, slim line wc, large, shaped pedestal wash hand basin with chrome mixer taps and pop-up waste, stylish flooring, air ventilator, ceiling with spotlights, vertical towel rail/radiator, shaver point.

Bedroom Two

13' 3" x 9' 5" (4.04m x 2.87m) Independently approached from the landing via a white traditional style panel door leading to a double size bedroom inset with two PVC double glazed Georgian style windows each with outlooks onto the quiet frontage close and gardens, double radiator.



Bedroom Three

14' 4" x 10' 2" Plus an entrance recess (4.37m x 3.10m Plus an entrance recess) Independently approached from the landing via a white traditional style panel door leading to a further double size bedroom inset with two white PVC Georgian style windows each with elevated outlooks across the rear gardens and over the surrounding area, double radiator.

Bedroom Four

10' 2" x 9' 6" Max (3.10m x 2.90m Max)

Independently approached from the landing via a white traditional style panel door leading to a fourth double sized bedroom inset with a PVC double glazed Georgian style window with elevated outlooks across the rear gardens and over the surrounding area, radiator.

Family Bathroom

8' 9" x 7' 7" (2.67m x 2.31m)

A spacious family bathroom equipped with a stylish contemporary white Sottini suite with walls part ceramic tiled comprising panel bath with chrome mixer taps and pop-up waste, large, shaped pedestal wash hand basin with chrome mixer taps and pop up waste, slim line wc, separate ceramic tiled large shower cubicle with chrome shower unit and shower door and screen. Patterned glass PVC double glazed Georgian style window to rear, stylish vertical towel rail/radiator.



Outside Front Garden

Level and neatly laid to lawn inset with a wide entrance path.

Entrance Drive

Double length block paved private off street vehicular entrance drive leading to...

Detached Garage

Detached single garage with up and over door, pitched interlocking tiled roof, smooth rendered elevations, electric power and light.

Rear Garden

A southerly facing rear garden comprises of a wide and sizeable raised paved sun terrace patio approached from the kitchen and dining room enclosed by decorative railings together with secure boundaries to afford privacy and security, with side access via a garden gate, and equipped with shallow steps that lead to a lower lawn edged with stone and enclosed by brick boundaries and timber fencing to afford privacy and security. This garden enjoys sun throughout the day due to its southerly facing aspect

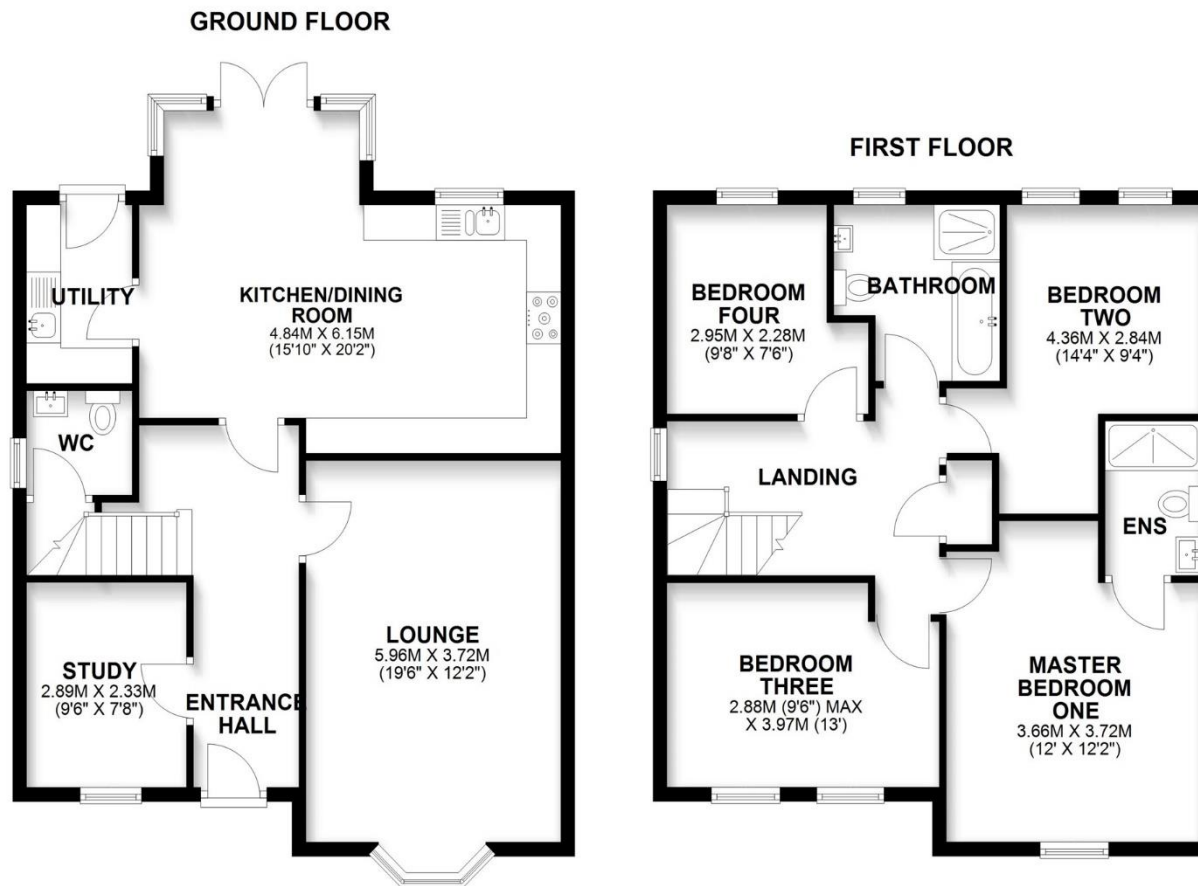






02920 612328

whitchurch@peteralan.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

