



*Hern and Crabtree*

£525,000 Freehold

Trem Y Coed | Cardiff | CF5 6FA

Hern &  
Crabtree



Set on this fantastic size plot on this popular development of Mulberry Grove in St Fagans, is this stone fronted executive, four bedroom detached family home. Extended by the current owners and featuring plenty of upgrades, the light and spacious open plan kitchen/diner/sitting area takes centre stage with large sliding doors leading out to the generous size rear garden, making this a perfect home for a growing family.

Built in 2016 by Charles Church as part of this sought-after heritage development located in St. Fagans, the roomy accommodation briefly comprises: Entrance Hall, Cloakroom, Lounge, formal Dining Room and a large open plan Kitchen/Dining/Sitting Area to the ground floor. To the first floor are Four Good Size Bedrooms with a En-Suite to the Master and a Family Bathroom. The property further benefits from a wonderful size, landscaped rear garden as well as gated off street parking for multiple vehicles and a single garage.

Mulberry Grove is a collection of recently built homes in the highly regarded St Fagans area of Cardiff. St Fagans is a charming village situated on the western edge of Cardiff and is best-known for its open-air National Museum of History as well as being within close proximity of Culverhouse Cross that offers an excellent array of shops and amenities. There is also good link roads to the M4. Internal viewings are an absolute must!



### Entrance

Entered via a double-glazed composite door into the hallway.

### Hallway

Stairs to the first floor. Tiled floor. Storage cupboard. Door to a cloakroom. Radiator.

### Cloakroom

Obscure double-glazed window to the rear. W/c and wash hand basin. Continuation of flooring.

### Living Room 21'4" x 11'1"

Double-glazed window to the front and double-glazed French to the garden. Two radiators.

### Dining Room 11' max 13'8"

Double-glazed bay window to the front. Radiator.

### Kitchen/Breakfast room/Sitting Room 27'9" max x 15'9" max

Open plan kitchen/breakfast room and sitting room. Double-glazed sliding patio doors lead out to the rear garden. Double-glazed window to the rear. Lantern sunroof. The kitchen is fitted with wall and base units and complimentary quartz worktops. Four-ring gas hob and integrated oven with cooker hood over and tiled splashback. Sink and drainer with spray mixer tap. Integrated full-length dishwasher. Integrated fridge/freezer.

Space and plumbing washing machine. Matching tiled floor from the hallway. Two radiators.

### FIRST FLOOR

#### Landing

Stairs rise from the entrance hall with wooden handrails and spindles. Radiator. Loft access hatch. Built-in storage cupboard.

#### Bedroom One 11'7" x 10'11"

Double-glazed window to the front. Radiator. Built-in mirrored wardrobes. Door to en-suite.

#### En-suite 6'9" max x 6'3" max

Obscure double-glazed window to the

front. Shower, w/c and wash hand basin. Heated towel rail.

#### Bedroom Two 11'5" x 11'3"

Double-glazed window to the front. Radiator. Built-in wardrobe.

#### Bedroom Three 12'10" max x 9'7" max

Double-glazed window to the rear. Radiator. Recess for wardrobe.

#### Bedroom Four 10'10" x 9'6" max

Double-glazed window to the rear. Radiator. Recess for wardrobe.

#### Bathroom 6'4" x 6'10"

Obscure double-glazed window to the rear. W/c and wash hand basin.



Bathroom with shower attachment over and glass splashback screen. Heated towel rail. Part tiled walls. Vinyl floor.

We have been advised by the vendor that the property is Freehold.  
Epc - B  
Council Tax - G

## OUTSIDE

### Front

Lawn with mature shrubs. Steps and railing to the front. Door access to the garage.

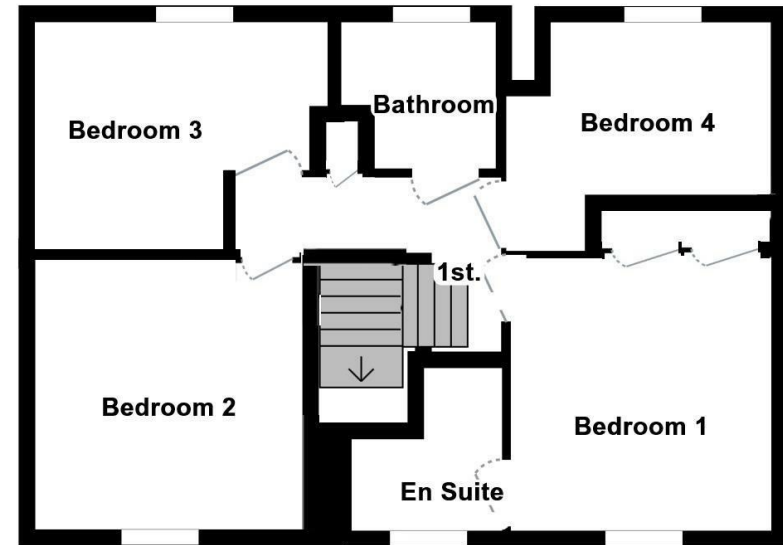
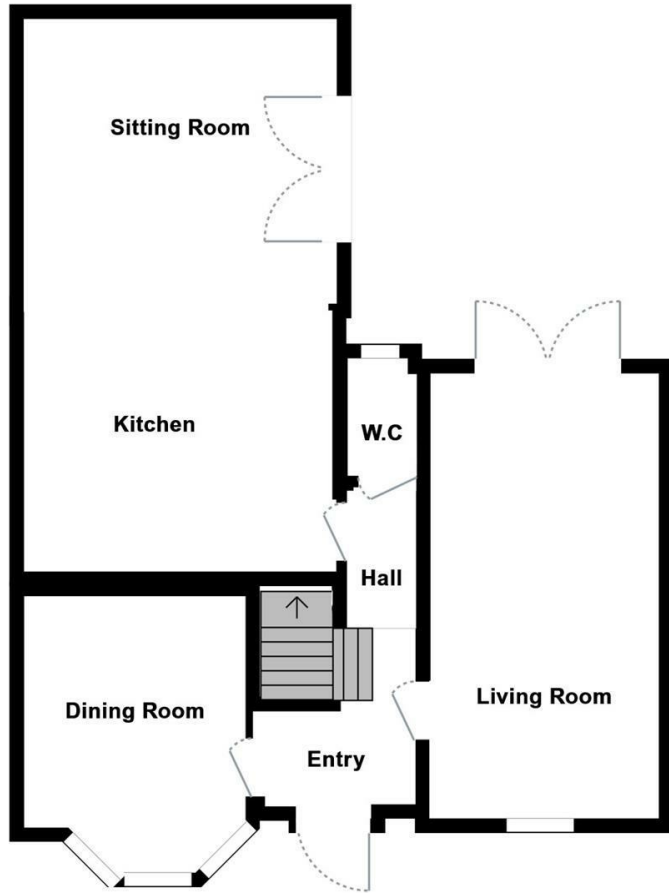
### Rear Garden

Enclosed landscaped with rendered wall. Stone paved patio. Mature shrubs and borders. Lawn area. Double side-by-side driveway which is gated. Electric car charging point. Power points and light.

### Additional Information



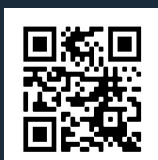
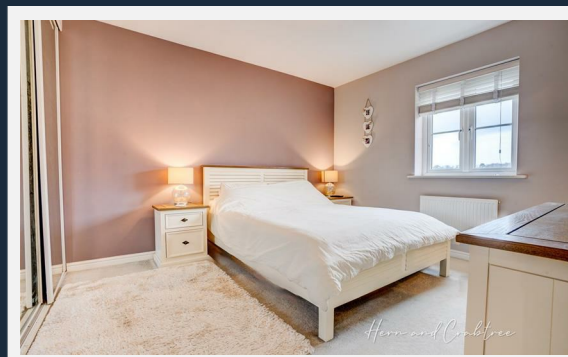




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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<https://www.hern-crabtree.co.uk>



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