



# Trem Y Coed

| St. Fagans | Cardiff | CF5 6FB

# TREM Y COED

Guide Price £349,950



## Front

Off-street parking for two cars.

## Rear Garden

Enclosed rear garden with timber frame fencing. Paved patio sitting area with steps up to a raised lawn. Gate to the side. Mature shrubs and flower beds.

## Additional Information

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

Perfectly positioned overlooking the green on this popular development of Mulberry Grove in St Fagans is this four bedroom semi-detached town house.

Built in 2018 by Charles Church as part of this sought-after heritage development located in St. Fagans, the roomy accommodation briefly comprises: Entrance Hall, Cloakroom. Kitchen/Diner and Lounge to the ground floor. To the first floor are Three Bedrooms and a family Bathroom. The top floor occupies the Master Bedroom with an En-Suite. The property further benefits from a private leafy rear garden as well as having two parking spaces to the front.

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 wooden front door into the hallway.

## Hallway

Coved ceiling. Radiator. Stairs to the first floor with an open downstairs storage area. Vinyl flooring.

## Cloakroom

Low-level w/ and wash hand basin. Radiator. Vinyl flooring.

## Kitchen/Diner

13'9" x 9'3"  
Double-glazed sash window to the front. Coved ceiling. Radiator. The kitchen is fitted with wall and base units and work surfaces. Stainless steel sink and drainer. Four-ring gas hob with extractor fan. Integrated electric oven, fridge freezer and dishwasher. Space and plumbing for a washing machine, Vinyl flooring.

## Lounge

16'1" x 11'7"  
Double-glazed windows to the rear and French doors to the rear garden. Coved ceiling. Radiator. Fireplace with stone mantle and hearth.

## FIRST FLOOR

### Landing

Coved ceiling. Two storage cupboards.

### Bedroom Two

10'8" x 9'4"  
Double-glazed windows to the front. Radiator. Coved ceiling. Built-in wardrobe.

### Bedroom Three

11'1" x 9'4"  
Double-glazed windows to the rear. Radiator. Coved ceiling. Built-in wardrobe.

### Bedroom Four/Study

6'7" x 6'8"  
Double-glazed windows to the rear. Radiator. Coved ceiling.

## Bathroom

5'5" x 6'6"  
Obscure double-glazed sash window to the front. Bath with shower plumbed, w/c and wash hand basin. Heated towel rail. Tiled walls. Vinyl flooring.

## SECOND FLOOR

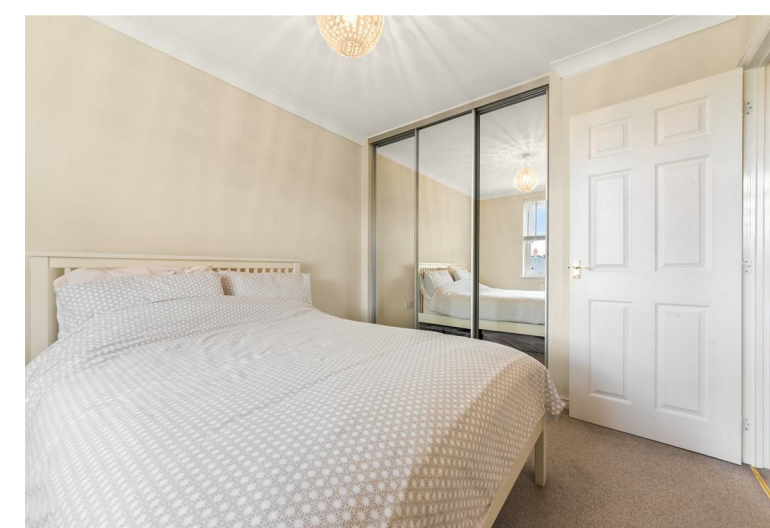
### Bedroom One

10'2" x 21'10" max  
Double-glazed window to the front and rear. Built-in wardrobes. Two radiators. Built-in storage cupboard. Coved ceiling. Access hatch to loft. Radiator. Door to en-suite.

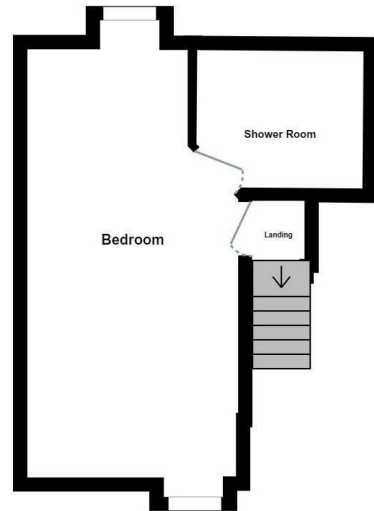
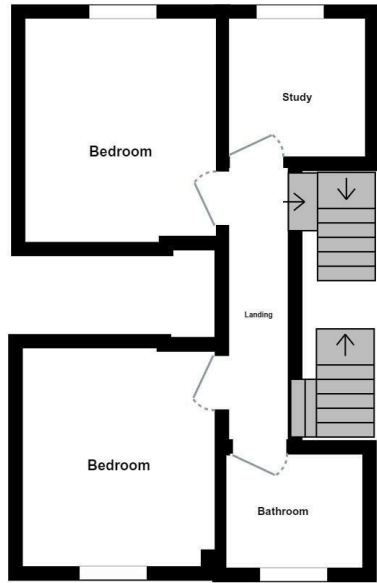
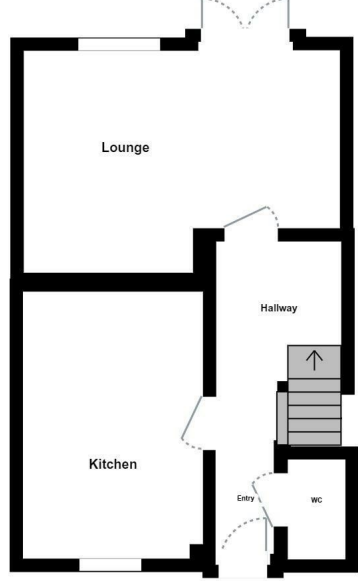
### En-suite

6'7" x 8'1"  
Double glazed Skylight window to the rear. Heated towel rail. Walk in shower, w/c and wash hand basin. Tiled walls and vinyl floor.

## OUTSIDE



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>86</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.