

# 15 Trem Y Rhyd,

St. Fagans, Cardiff, CF5 6FT



Estate Agents and Chartered Surveyors

Asking Price Of

**£390,000**



Detached Property

3

2

3

1

# Property Description

**\*\* THREE BEDROOM DETACHED \*\* CHOICE LOCATION \*\*** A beautifully presented three bedroom detached family home in the desirable Barratt Home/David Wilson development, being a short walk to local transport links and a short drive to local amenities. Entrance hallway, lounge, modern kitchen and diner with integrated appliances and french doors to the rear garden, utility room and cloakroom. To the first floor are three good sized bedrooms, principal bedroom with ensuite shower room and separate family bathroom. Gas central heating, double glazing. Lawned rear garden, lawned front and wide driveway leading to the garage. EPC Rating: B

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1120 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

## ENTRANCE HALLWAY

Entered via driveway with parking for two vehicles. Lawn with hedge borders. Gated access to rear garden.

## HALLWAY

Entered via composite double glazed front door into hallway. Door to lounge. Stairs to first floor. Radiator.

## LOUNGE

17' 0" x 13' 7" (max)(5.20m x 4.16m)  
Feature uPVC double glazed bay window to front. Under stair storage cupboard. Two radiators. Door to kitchen/diner.

## KITCHEN/DINER

18' 2" x 13' 0" (5.54m x 3.98m)  
A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Tiled splash backs. uPVC double glazed window and French patio doors to rear garden. Space for dining table. Radiator. Door to utility room.

## UTILITY ROOM

6' 6" x 6' 6" (2.00m x 2.00m)  
Fitted base and eye level units with complementary work surfaces. Space for washing machine. Cupboard housing gas central heating boiler. Extractor fan. uPVC double glazed obscure window to side. Radiator. Door to WC.

## CLOAKROOM

6' 5" x 2' 11" (1.98m x 0.91m)  
Low level WC and pedestal wash hand basin. Tiled splash backs. Radiator. uPVC double glazed obscure window to rear.

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### FIRST FLOOR

#### LANDING

Doors to three bedrooms and bathroom. Loft access with pull down ladder (boarded).

#### BEDROOM ONE

19' 3" (max) x 10' 6" (5.87m x 3.21m)

A spacious principle bedroom with dressing area which includes fitted wardrobes and space for dressing table. uPVC double glazed windows to front and rear. Two radiators. Door to en-suite.

#### ENSUITE

6' 11" x 4' 7" (2.11m x 1.40m)

The suite comprises low level WC, pedestal wash hand basin and fitted shower with glass door. Tiled splash backs. Extractor fan. Radiator. uPVC double glazed obscure window to rear.

#### BEDROOM TWO

11' 7" x 10' 7" (3.55m x 3.23m)

uPVC double glazed window to front. Fitted wardrobe. Radiator.

#### BEDROOM THREE

10' 9" x 7' 0" (3.30m x 2.15m)

uPVC double glazed window to rear. Laminate wood flooring. Radiator.

#### BATHROOM

6' 4" x 6' 3" (1.94m x 1.92m)

Fitted with low level WC, pedestal wash hand basin and panelled bath with mixer shower over and glass screen. Tiled splash backs. Extractor fan. Radiator. uPVC double glazed obscure window to rear.

### OUTSIDE

#### REAR GARDEN

A southerly facing rear garden mainly laid to lawn with paved patio area. Boundary fence. Outside tap.

#### SINGLE GARAGE

Electric garage door. Fully insulated and plastered walls. Light and power.

#### ADDITIONAL INFORMATION

Site maintenance for upkeep of the development is approx £200 per annum.

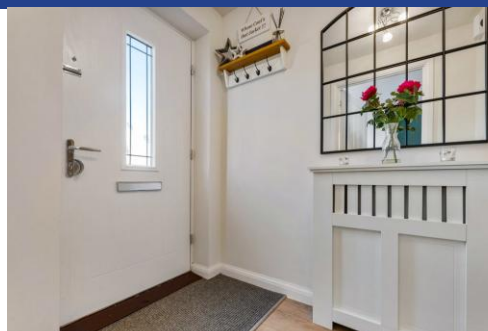
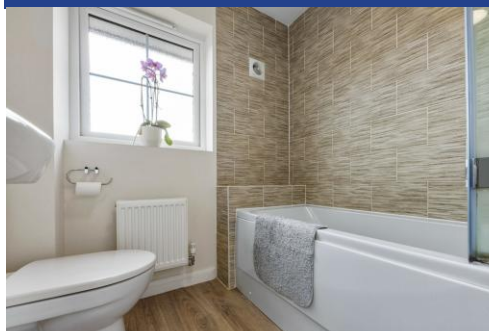


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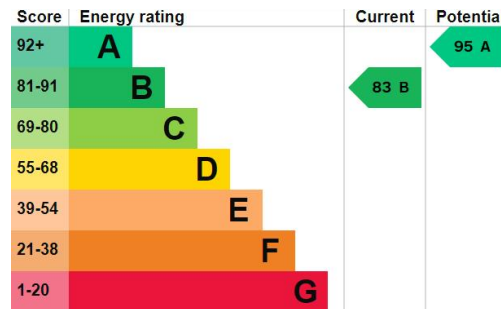
GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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