



46 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FW

ASKING PRICE OF
£325,000



SEMI-DETACHED PROPERTY



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****SEMI DETACHED PROPERTY**THREE BEDROOMS**DRIVEWAY FOR TWO VEHICLES**GOOD SIZED REAR GARDEN****

A beautifully presented three bedroom property within the catchment of the newly built Groes-Wen Primary School which offers both Welsh Medium and 50/50 English and Welsh education.. Entrance hallway, lounge, kitchen/dining room and cloakroom. To the first floor; principal bedroom with en-suite, a second double bedroom, family bathroom and third bedroom. Well maintained rear garden. Driveway with parking for two vehicles. Electric car charger. EPC Rating: B

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

ENTRANCE HALLWAY

9' 7" x 3' 5" (2.93m x 1.05m)

Entered via a modern composite door with glass panel, quality laminate flooring, stairs leading to first floor. door to WC.

CLOKROOM

5' 3" x 3' 0" (1.61m x 0.92m)

Modern white suite; low level WC, corner pedestal wash hand basin with chrome mixer tap. Radiator. Extractor fan. Half wall tiling. Continuation of laminate flooring from hallway.

LOUNGE

15' 0" x 11' 9" (4.59m x 3.60m)

A well presented, spacious lounge. Radiator. uPVC window to front. Additional window to side.

KITHCEN/DINER

15' 0" x 10' 4" (4.59m x 3.17m)

An open kitchen/dining room. Appointed to two side, white high gloss eye and low level cupboards beneath quality laminate work surfaces. Stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob and single oven with extractor hood. Space for fridge, space for washing machine and space for dryer. Cupboard housing wall mounted 'IDEAL' combi boiler. Space for dining room table. Built in under-stairs cupboard. Tiled splashbacks. Quality laminate flooring. Radiator. uPVC window and double French doors to rear.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

12' 0" x 6' 3" (3.67m x 1.91m)

Spacious landing with storage cupboard. Radiator. Access to boarded loft space with drop down ladder and light. Doors to all rooms.

BEDROOM ONE

13' 8"(max) x 8' 5" (4.18m x 2.59m)

A beautifully presented, good size principal bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

8' 5" x 4' 4" (2.57m x 1.34m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, built in shower cubicle with chrome shower and glass folding door. Full wall tiling. Chrome heated towel rail. Extractor fan. Obscured glass window to side.

BEDROOM TWO

10' 1" x 8' 6" (3.09m x 2.61m)

A second double bedroom. Radiator. Window overlooking the well maintained rear garden.

BEDROOM THREE

8' 8" x 6' 2" (2.65m x 1.90m)

A third bedroom. Radiator. Window to front.

FAMILY BATHROOM

6' 2" x 5' 6" (1.89m x 1.69m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and chrome shower. Chrome heated towel rail. Extractor fan. Shaving point. Tiled splashbacks. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a well maintained, good sized rear garden. Paved patio leading to a large area laid to lawn and stone area. Wooden decking. Outside Tap. Timber gate to side leading to driveway. Sheds (negotiable).

FRONT

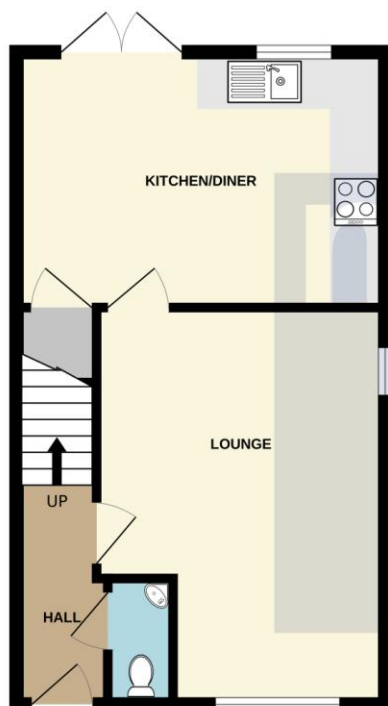
Paved path to doorway. Stone area. Driveway with parking for two vehicles. Electric car charger (to remain).

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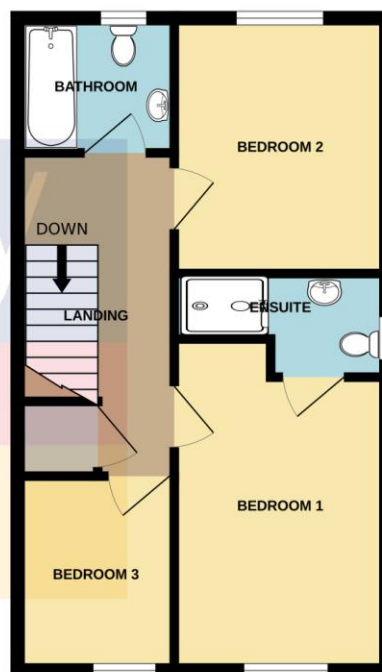


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GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

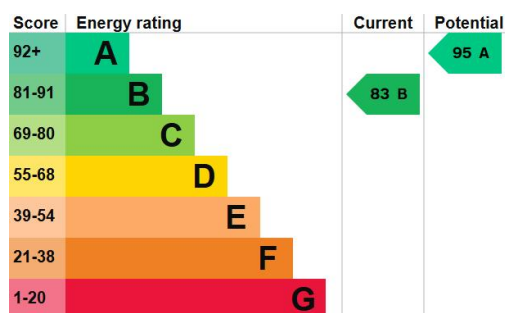


1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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