



61 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FT

£695,000



DETACHED HOUSE



4



2



3



1

**** FOUR BEDROOM DETACHED FAMILY HOME IN A SELECT GATED COURTYARD STYLE SETTING OF JUST THREE HOMES **** A beautifully presented, four bedroom detached family home built by David Wilson Homes and being a 'Holden' style, with a superb ground floor rear extension. Located in a sought after location, close to woodlands, green area and park but located in a select gated courtyard of just three houses. Entrance hallway, cloakroom, home office with fitted furniture, bay fronted lounge with cast iron wood burner, L-shaped kitchen, diner and family room with modern 'Sigma 3' kitchen, spacious dining and family area, utility room. To the first floor are four bedrooms, primary bedroom with ensuite and there is a separate family bath and shower room with freestanding bath. Gas central heating. Double glazing. Attractive paved patio and lawned rear garden enjoying a westerly aspect. Gated entrance to front with area of lawn and driveway leading to the garage. EPC Rating: tbc

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

Approached via a composite entrance door leading to the exceptionally spacious entrance hallway. Staircase to first floor. Amtico flooring. Radiator.

CLOAKROOM

Spacious cloakroom comprising low level wc and wash hand basin. Under stairs storage cupboards. Quality tiled flooring. Wall tiling to half height. Obscured glass window to side. Chrome heated towel rail.

HOME OFFICE

9' 7" x 7' 8" (2.93m x 2.35m)

Overlooking the entrance approach, a good sized home office or versatile use, depending on needs. A range of fitted 'Neville Johnson' office units.

TENURE: FREEHOLD

COUNCIL TAX BAND: 1,550 SQ.FT.

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE

18' 11" x 12' 2" (5.78m x 3.72m) into bay.

An excellent sized bay fronted reception with window over looking the lawned front garden. Inset cast iron wood burner with oak beam above and slate hearth. Radiator.

KITCHEN/DINING/FAMILY ROOM

21' 1" x 20' 1" (6.45m x 6.14m)

An exceptional open plan, L-shaped kitchen/dining and family living space. Modern 'Sigma 3' kitchen well appointed along four side in matte finish fronts with chrome profile handleless doors, beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset 'AEG' four ring induction hob. Integrated 'AEG' oven, grill and microwave. Integrated wine cooler. Space for American style fridge freezer. Matching range of eye level wall cupboards. Under counter and plinth lighting. Window to rear front kitchen area. Worktop breakfast bar area. Ample space for a large family dining table and further leading into the extension with two sets of tri folding doors with fitted electric blinds. Central roof light window with fitted electric blind. Feature brick effect wall to one side with inset remote controlled electric fire. Additional floor to ceiling window. Amtico flooring. Two radiators. Door to utility room.

UTILITY ROOM

8' 3" x 5' 1" (2.54m x 1.57m)

With units and worktops matching kitchen to one side. Inset stainless steel sink with worktop side drainer. Integrated 'AEG' washer dryer. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' combi gas central heating boiler. Door to rear garden. Amtico flooring. Radiator. Extractor fan.



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FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the large central landing area. Airing cupboard housing the hot water cylinder with shelving above. Window to side. Radiator.

BEDROOM ONE

12' 11" x 12' 1" (3.95m x 3.70m)

Overlooking the lawned front garden and entrance approach, an excellent sized primary bedroom. Fitted wardrobes with sliding mirrored fronts. Radiator. Door to ensuite.

EN-SUITE SHOWER ROOM

7' 1" x 4' 5" (2.18m x 1.37m)

Quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with external 'Mira' shower control. Wall tiling to splash back areas. Tiled flooring. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

BEDROOM TWO

12' 6" x 10' 1" (3.83m x 3.09m)

With two windows to rear, a good sized second double bedroom. Fitted wardrobes with sliding mirrored fronts. Radiator.

BEDROOM THREE

13' 5" x 9' 5" (4.10m x 2.88m)

With two windows overlooking the entrance approach, a third double bedroom. Radiator.

BEDROOM FOUR

10' 2" x 7' 3" (3.10m x 2.21m)

Aspect to rear, currently utilised as a dressing room with fitted 'Neville Johnson wardrobe units to two sides. Additional built in wardrobe. Radiator.

FAMILY BATHROOM/SHOWER ROOM

8' 8" x 7' 6" (2.65m x 2.29m)

An exceptional modern white suite comprising low level wc, vanity wash basin with storage below, shower cubicle with folding glass shower screen door and twin head chrome shower above. Freestanding bath with wall erected chrome taps to centre. Full wall tiling. Tiled flooring. Obscured glass window to rear. Electric shaver point. Extractor fan. Chrome heated towel rail.

OUTSIDE REAR GARDEN

Enjoying a westerly aspect, a delightful garden comprising a paved patio leading on an area of lawn with borders of plants and shrubs including a mature Acer to the rear. Raised deck with pergola over ideal for hot tub relaxation. Access to side. Door to garage.

FRONT GARDEN

Well tended area of lawn to front with hedgerow to border. Paved pathway to front door.

DRIVEWAY

Two car key block driveway leading to the garage.

GARAGE

19' 6" x 9' 10" (5.96m x 3.01m)

With electric roller shutter entrance door. Power and lighting. Pedestrian door to rear garden.

SERVICE CHARGE

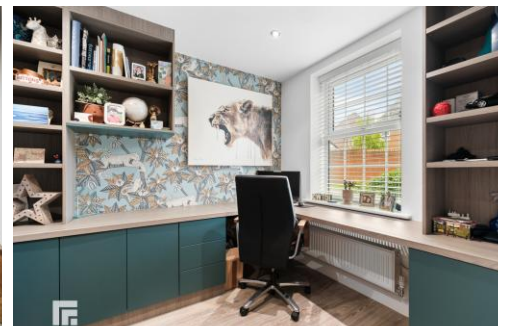
For the maintenance of the gated courtyard set up the owner will pay approx £20 a month to cover gate servicing when required.

Site management

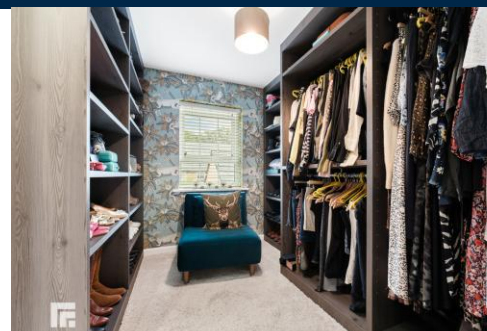
The upkeep of the development has a charge of approximately £250 per annum but not yet payable.



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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.

1ST FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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