



**36 TREM Y RHYD**  
**ST. FAGANS**  
**CARDIFF CF5 6FW**

ASKING PRICE OF  
**£450,000**



**DETACHED HOUSE**



**4**



**2**



**3**



**2**

**\*\* FOUR DOUBLE BEDROOM DETACHED FAMILY HOUSE \*\* SOUTH WESTERLY FACING REAR GARDEN \*\*** A well presented 'Radleigh' design, 'Barratt' built family home in a well sought after development, being a short distance from transport links and amenities. Entrance hallway, cloakroom, spacious lounge, study, kitchen and dining room with integrated appliances and French doors to the rear garden, utility room. To the first floor are four double bedrooms, ensuite shower room to bedroom one and there is a separate family bathroom. Gas central heating, double glazing. South westerly facing rear garden. Driveway to side leading to the detached single garage. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,316 SQ.FT.**

**VIEWING: 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**

Approached via a composite entrance door leading to the entrance hallway. Staircase to first floor. Built in storage cupboard. Radiator.

#### **CLOAKROOM**

White suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

#### **LOUNGE**

16' 5" x 11' 0" (5.02m x 3.37m)  
Overlooking the entrance approach, a good sized primary reception. Door to kitchen and dining room. Radiator.

#### **STUDY**

7' 5" x 6' 9" (2.27m x 2.08m)  
Aspect to front, a versatile reception. Radiator.

#### **KITCHEN/DINER**

26' 6" x 10' 3" (8.10m x 3.13m)  
Well appointed along three sides in cream high gloss fronts beneath woodgrain finish laminate worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Ample space for large family dining table and seating area if required. Door to lounge. French doors to rear garden with windows to either side. Two windows to rear. Two radiators. Under stairs storage cupboard with light. Opening leading to the utility room.

#### **UTILITY ROOM**

5' 4" x 5' 2" (1.63m x 1.59m)  
Appointed along one side in matching kitchen units and worktop. Integrated washing machine. Space for tumble dryer. Concealed 'Ideal Logic' gas central heating boiler. Door to driveway. Radiator.

#### **FIRST FLOOR LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large airing cupboard housing the hot water cylinder.



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## BEDROOM ONE

12' 7" x 11' 8" (3.84m x 3.56m)

With two windows to front, a good sized primary bedroom. Additional obscured glass window to side. Radiator. Door to ensuite shower room.

## ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Electric shaver point. Extractor fan. Radiator.

## BEDROOM TWO

14' 2" x 11' 1" (4.33m x 3.39m)

Overlooking the entrance approach, a second double bedroom. Built in over stairs storage cupboard. Radiator.

## BEDROOM THREE

10' 4" x 9' 8" (3.15m x 2.97m)

Overlooking the rear garden, a third double bedroom. Radiator.

## BEDROOM FOUR

10' 11" x 9' 2" (3.35m x 2.81m)

Aspect to rear, a fourth double bedroom. Radiator.

## FAMILY BATHROOM

7' 0" x 5' 7" (2.14m x 1.71m)

Quality white suite comprising low level wc, wash hand basin, panelled bath. Tiled splash back. Obscured glass window to rear. Radiator.

## OUTSIDE

### REAR GARDEN

Rear garden beautifully landscaped enjoying a south westerly facing aspect. Paved patio leading on lawn with neat borders of plants and shrubs. Timber gate giving access to driveway. Outside tap. Out lighting.

### FRONT GARDEN

Shrubs and paved pathway to front leading to the front door. Long two car driveway to side leading to the garage.

### GARAGE

19' 9" x 11' 0" (6.02m x 3.36m)

A good sized garage with up and over access door. Power and lighting.



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GROUND FLOOR



1ST FLOOR



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	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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