



62 TREM Y COED
ST. FAGANS
CARDIFF CF5 6FB

ASKING PRICE OF
£339,950



SEMI-DETACHED PROPERTY



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****SEMI DETACHED PROPERTY**FOUR BEDROOMS**CUL DE SAC LOCATION**DOUBLE DRIVEWAY**** A beautifully presented 'MULBERRY' style Charles Church semi detached family home. Entrance hallway, modern kitchen/breakfast room, lounge/dining room and WC. To the first floor, two double bedrooms, family bathroom and a third bedroom. To the second floor, spacious master bedroom with en-suite shower room. A well maintained rear garden. Driveway with parking for two vehicles. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1208 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

ENTRANCE HALLWAY

Entered via a composite door, a spacious hallway. Radiator. Doors to all rooms. Painted staircase with oak banister leading to first floor.

LOUNGE/DINING ROOM

16' 1" x 11' 6" (max)(4.92m x 3.53m)
A bright family lounge with space for dining table. Radiator. Double French doors opening into the rear garden.

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 3" (4.21m x 2.83m)
Appointed along three sides, modern, grey wood grain shaker style eye and low level cupboards beneath quality laminate worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated 'AEG' four ring gas hob, and integrated 'AEG' single oven. Extractor hood. Integrated fridge/freezer, integrated dishwasher and plumbing for washing machine. Spotlights. Quality laminate flooring. Radiator. Space for table and chairs. uPVC window to front.

CLOAKROOM

5' 6" x 3' 0" (1.68m x 0.93m)
Modern white suite; low level WC, corner pedestal wash hand basin with chrome mixer tap and tiled splashback. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Airing cupboard. Large built in storage cupboard. Doors to three bedrooms and bathroom. Stairs leading to second floor.

BEDROOM TWO

11' 1" x 9' 3" (3.40m x 2.84m)
A second double bedroom. Built in mirrored sliding door wardrobes. Radiator. uPVC window to rear.

BEDROOM THREE

10' 8" x 9' 3" (3.27m x 2.84m)
A third double bedroom. Radiator. Built in mirrored wardrobes. uPVC window to front.

BEDROOM FOUR

A fourth bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 6" x 5' 5" (2.0m x 1.66m)
Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap. Bath with chrome mixer tap and 'Mira' chrome shower. Chrome heated towel rail. Extractor fan. Obscured glass window to front.

SECOND FLOOR

PRINCIPAL BEDROOM

21' 9" x 10' 2" (6.65m x 3.10m)
Spacious master bedroom with fitted mirrored, sliding door wardrobes and built in cupboard. Two radiators. Dormer windows to front and rear. Door to en-suite.



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ENSUITE

8' 0" x 6' 7" (2.46m x 2.01m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, shower cubicle with glass sliding door and chrome shower. Extractor fan. Chrome heated towel rail. Velux window to rear. Tiled splashback.

OUTSIDE

REAR GARDEN

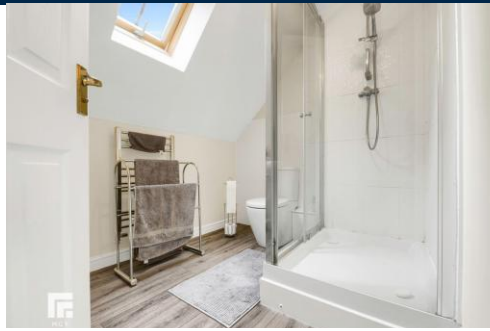
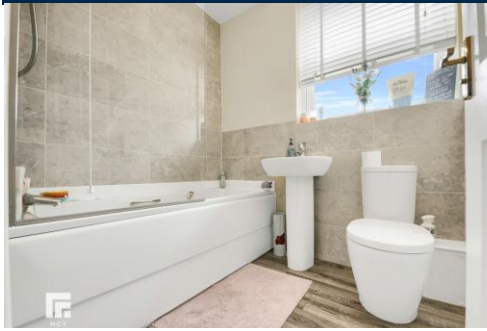
Bordered by a timber fence, paved patio area with steps leading to a large area of lawn. Additional paved area bordered by mature shrubs. Timber gate to side for access. Outside tap.



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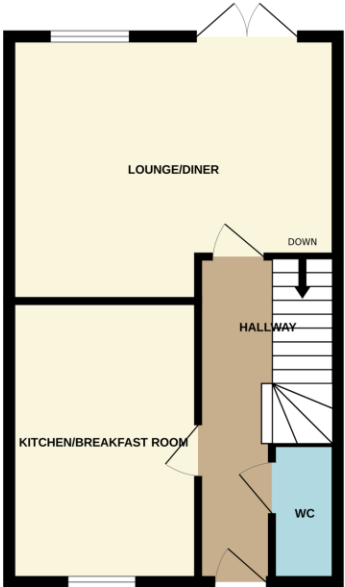


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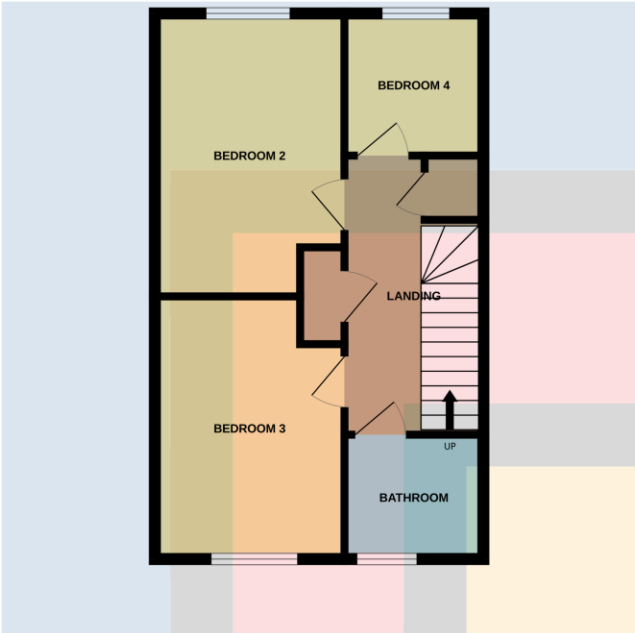


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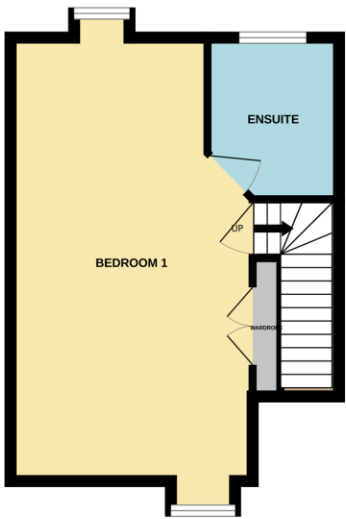
GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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		95 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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