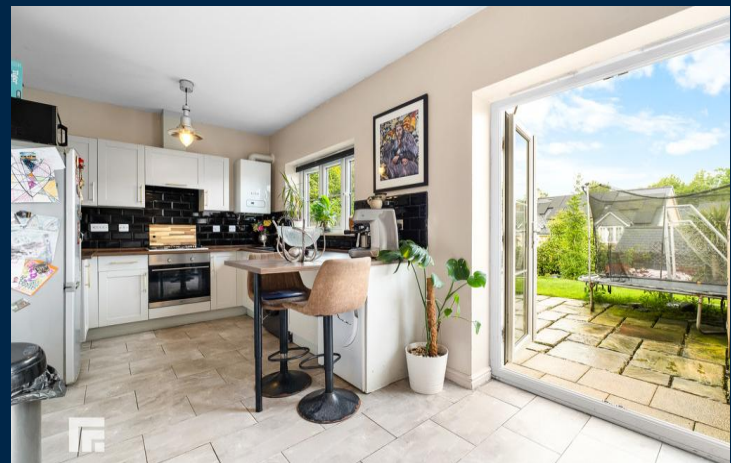
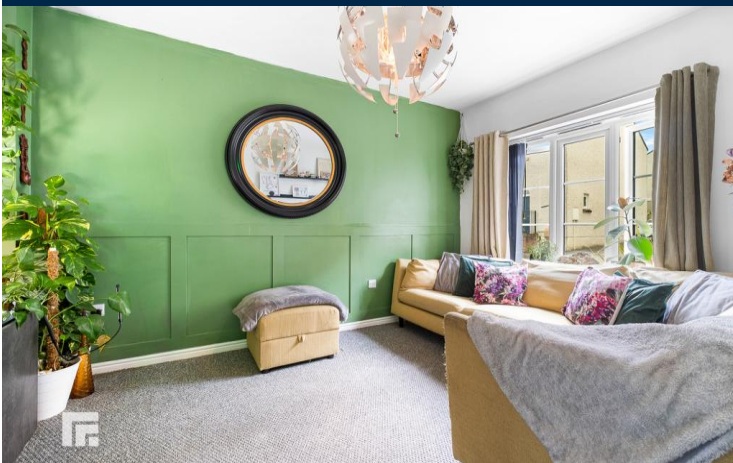




51 TREM Y COED
ST. FAGANS
CARDIFF CF5 6FA

ASKING PRICE OF
£315,000



END TERRACED HOUSE



3



2



3



1

****END OF TERRACE PROPERTY**THREE BEDROOMS**CUL DE SAC LOCATION** DRIVEWAY**** A beautifully presented end of terrace family home. Entrance hallway, lounge, kitchen/diner, and cloakroom. To the first floor, principal bedroom with ensuite and a further two bedrooms, family bathroom. Landscaped rear garden. Driveway with parking for two vehicles. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: 762 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
Entered via paved pathway with shrub borders, to front door. Driveway to side.

HALLWAY

Doors to lounge, kitchen/diner and WC. Stairs to first floor with under stair storage cupboard. Tiled flooring. Radiator.

LOUNGE

12' 11" x 9' 2" (3.94m x 2.80m)
uPVC double glazed window to front. Radiator.

KITCHEN/DINER

18' 6" x 7' 7" (5.65m x 2.33m)
A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven with gas and extractor over. Space for fridge/freezer, washing machine and tumble dryer. Tiled flooring and splash backs. Wall mounted gas central heating boiler. Radiator. uPVC double glazed window and French patio doors to rear with pleasant outlook.

CLOAKROOM

5' 1" x 4' 9" (1.57m x 1.45m)
Low level WC and wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed window to front.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Loft access. uPVC double glazed window to side.

BEDROOM ONE

12' 9" x 9' 7" max (3.91m x 2.94m)
uPVC double glazed window to rear with views. Radiator.
Door to en-suite.

EN-SUITE

6' 7" x 2' 11" (2.03m x 0.91m)
Low level WC, pedestal wash hand basin and fitted shower cubicle. Tiled splash backs and flooring. Extractor fan. Radiator.

BEDROOM TWO

8' 7" x 8' 7" (2.64m x 2.63m)
uPVC double glazed window to rear. Radiator.

BEDROOM THREE

9' 7" x 8' 1" max (2.93m x 2.48m)
uPVC double glazed window to front. Radiator.

BATHROOM

8' 7" x 4' 10" max (2.63m x 1.48m)
A white suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiled splash backs and flooring. uPVC double glazed window to front. Radiator. Extractor fan.



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OUTSIDE

REAR GARDEN

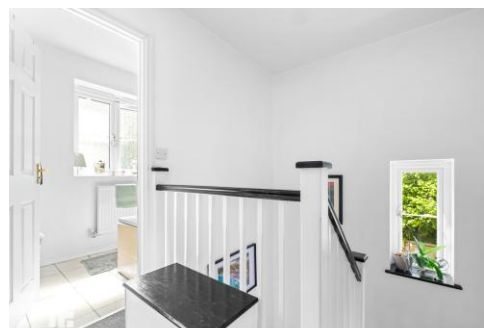
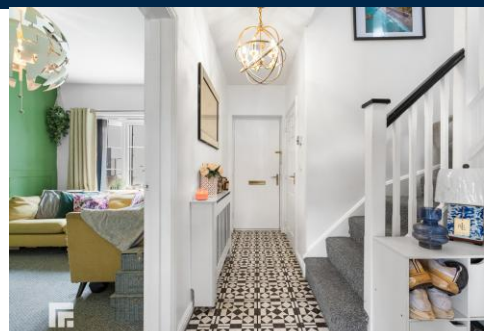
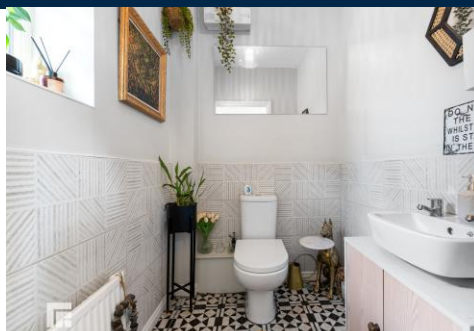
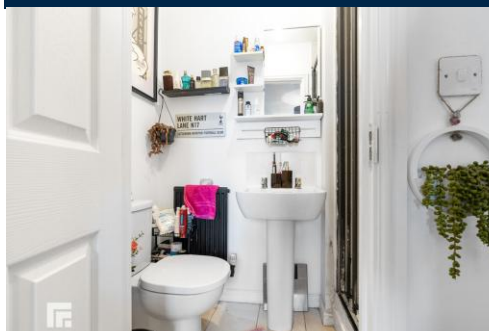
A landscaped rear garden mainly laid to lawn with paved patio and mature hedge borders. Further seating area to rear with garden shed. Outside tap. Boundary fence with gated access to driveway. Driveway with parking for one vehicle.



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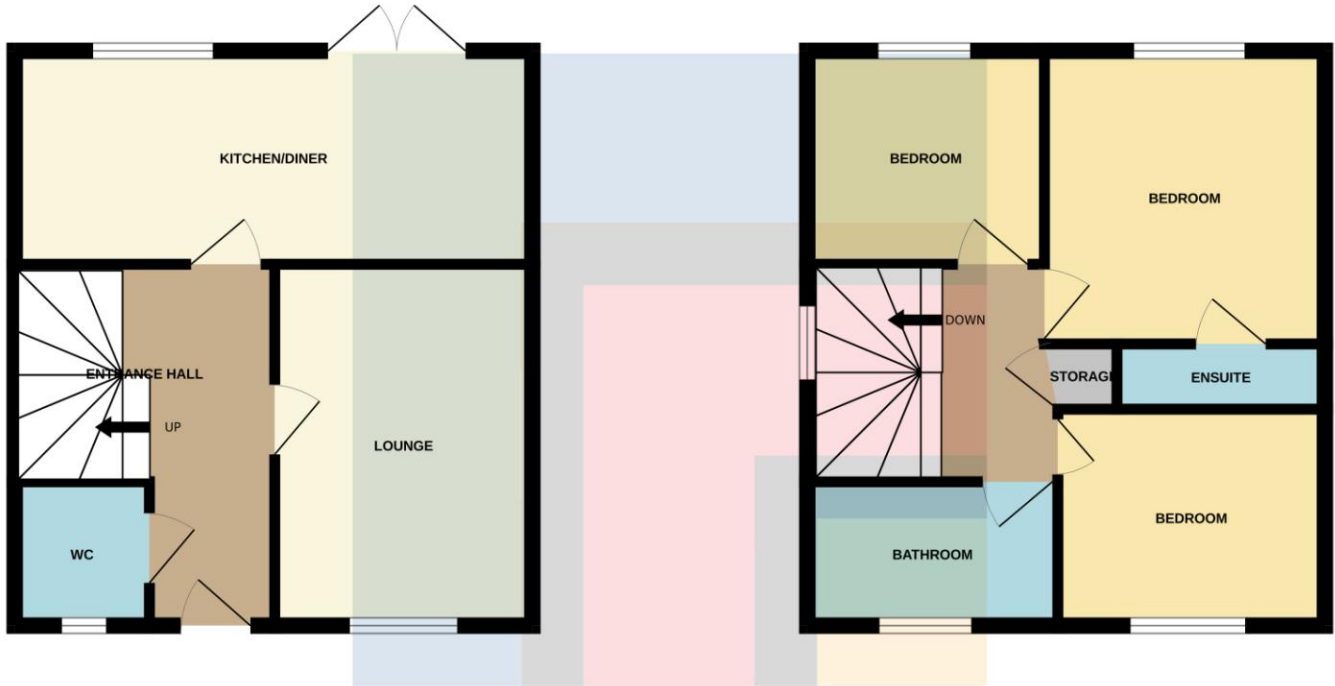
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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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