



18 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FW

OFFERS IN EXCESS OF
£475,000



DETACHED HOUSE



4



2



3



2

**** FOUR BEDROOM DETACHED FAMILY HOME ** CORNER PLOT **** A beautifully presented four bedroom detached Barratt Homes built, 'Alderney' style family home in a sought after modern development. Entrance hallway with storage, cloakroom, spacious lounge with french doors to the rear, versatile sitting/play room and kitchen & diner. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Immaculately presented low maintenance rear garden with exceptional rear veranda. Long driveway to side leading to garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,144 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 with low level under stairs storage cupboard. Additional storage cupboard. Radiator.

CLOAKROOM

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

LOUNGE

16' 9" x 10' 3" (5.11m x 3.13m)
Overlooking the entrance approach, a good sized primary reception. French doors to rear veranda. Two Radiators.

SITTING/PLAY ROOM

10' 9" x 9' 8" (3.29m x 2.97m)

Aspect to front and side, a versatile second reception. Radiator.

KITCHEN AND DINING ROOM

15' 1" x 15' 0" (4.60m x 4.59m)

An excellent sized kitchen and dining room with kitchen well appointed along two sides in light gloss fronts beneath laminate woodgrain effect worktops. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring hob with cooker hood above. Integrated oven. Integrated dishwasher. Integrated fridge freezer. Integrated washing machine. Matching range of eye level wall cupboards. Tiled splash back. Two windows to side. Ample space for large family dining table. Additional window to rear. French doors to patio and veranda. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to rear. Radiator.

BEDROOM ONE

15' 1" x 10' 1" (4.62m x 3.09m)

With windows to rear and side, an excellent sized primary bedroom. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with sliding glass screen door. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Chrome heated towel rail.



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BEDROOM TWO

10' 4" x 9' 1" (3.16m x 2.78m)

Overlooking the entrance approach, a second double bedroom. Built in wardrobe with sliding mirrored doors. Radiator.

BEDROOM THREE

13' 0" x 8' 8" (3.97m x 2.65m)

With windows to front and side, a further double bedroom. Built in wardrobe and over stairs storage. Radiator.

BEDROOM FOUR

7' 5" x 7' 1" (2.27m x 2.16m)

Overlooking the delightful rear garden. Radiator.

FAMILY BATHROOM

6' 9" x 5' 6" (2.07m x 1.70m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above. Wall tiling to splash back areas. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

A porcelain laid paved patio with veranda overtop leading onto an area of artificial lawn. Large circular paved patio. Variety of different style decorative stone beds with inset plants and shrubs. Enclosed by brick wall. Composite entrance door to side. Outside light. Outside tap.

FRONT AND SIDE

With borders of plants, shrubs and well tended hedgerow. Paved pathway leading to front door.

DRIVEWAY

Long driveway for two cars leading to garage.

GARAGE

19' 3" x 10' 2" (5.88m x 3.12m)

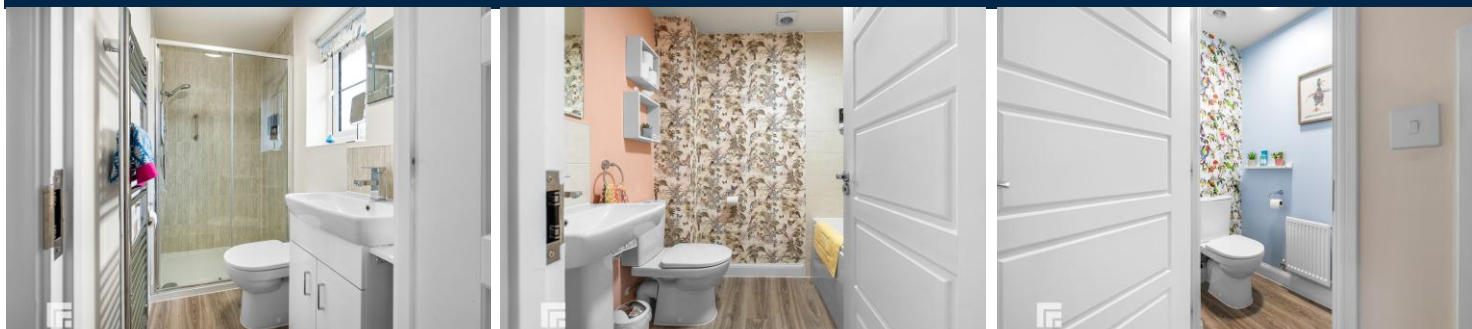
With up and over access door. Power and lighting.



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GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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