



34 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FW

OFFERS IN EXCESS OF
£350,000



DETACHED PROPERTY



3



2



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**** THREE BEDROOM DETACHED FAMILY HOME ** GARAGE ** NO CHAIN **** A bright and spacious three bedroom detached family home in a sought after modern development. Entrance hall, cloakroom, large lounge, spacious kitchen and diner with utility cupboard. To the first floor are three bedrooms, primary bedroom with ensuite shower and there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Southerly facing rear garden comprising paved patio and lawn. Driveway to side leading to detached single garage. No chain. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 829 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. Small storage cupboard housing the electric consumer unit. Staircase to first floor. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Part tiled walls. Obscured glass window to side. Radiator.

LOUNGE

13' 5" x 11' 4" (4.10m x 3.47m)

An excellent sized reception with window to front. Door to kitchen and diner. Radiator.

KITCHEN AND DINER

18' 4" x 9' 1" (5.60m x 2.79m)

With kitchen well appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Concealed Ideal Logic combi gas central heating boiler. Utility cupboard with space for tumble dryer and plumbing for washing machine. Ample space for family dining table. French doors to the rear garden. Window to rear. Two radiators.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the spacious landing area. Storage cupboard and over stairs storage cupboard. Access to roof space. Radiator.

BEDROOM ONE

9' 2" x 8' 6" (2.81m x 2.60m)

Overlooking the entrance approach. Fitted wardrobes to one side with sliding doors. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, large shower cubicle with 'Aqualisa' shower above. Part tiled walls. Extractor fan. Obscured glass window to side.

BEDROOM TWO

9' 11" x 9' 4" (3.04m x 2.86m)

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

BEDROOM THREE

9' 3" x 8' 1" (2.84m x 2.47m)

Aspect to rear, a good sized third bedroom. Radiator.



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FAMILY BATHROOM

7' 5" x 5' 7" (2.28m x 1.71m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel shower screen. Part tiled walls. Extractor fan. Obscured glass window to front. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enjoying a southerly aspect. A good sized garden comprising paved patio with central beds of plants and shrubs leading to an area of lawn. Timber gate to side.

FRONT GARDEN

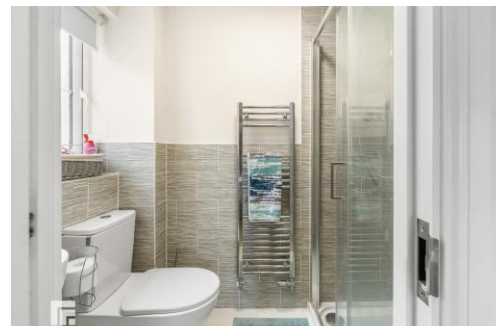
Paved steps to front. Driveway to side leading to garage.

GARAGE

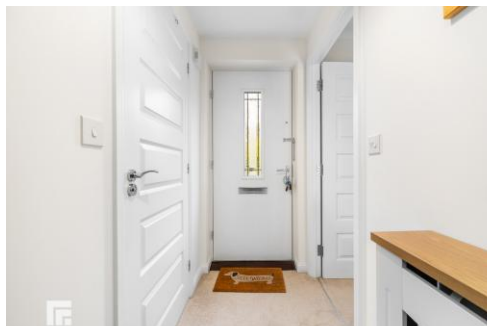
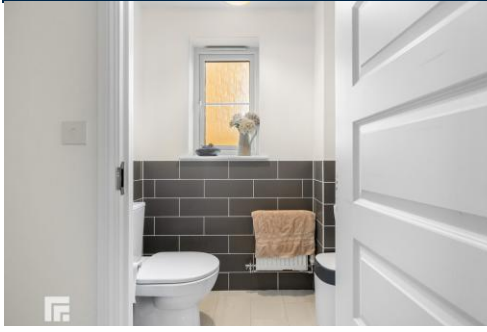
Detached single garage with up and over access door. Power & lighting.



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TOTAL FLOOR AREA: 829 sq.ft. (77.0 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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