



16 CLOS COED BYCHAN

CARDIFF CF5 3FA

ASKING PRICE OF

£500,000



DETACHED HOUSE



4



2



3



1

**\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\* NO CHAIN \*\*** A beautifully presented, Redrow built 'Oxford' style four bedroom detached family home in a modern, sought after development fronting protected woodland. Entrance hallway, bay fronted lounge, modern kitchen and diner with quartz worktops, integrated appliances and french doors to rear garden. Utility room and cloakroom. To the first floor are four good sized bedrooms, primary bedroom with fitted wardrobes and ensuite shower room, plus there is a separate family bathroom with shower over bath. Gas central heating. Double glazing. Delightful landscaped rear garden. Two car side by side driveway to front. Garage. No chain. EPC rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,509 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Cae St Fagans is situated in a convenient location not far from Culverhouse Cross Retail Park, City Centre and Cardiff International Airport, with good transport links to the M4 and schools at all levels.

#### ENTRANCE HALLWAY

Approached via a composite entrance door leading to the entrance hallway. Stairs to first floor. Low level Under stairs storage cupboard. LVT flooring. Doors to kitchen and lounge.

#### LOUNGE

16' 0" x 10' 8" (into bay) (4.90 x 3.27)

A delightful bay fronted reception overlooking the large lawned garden and woodland beyond. High quality LVT flooring. Radiator.

#### KITCHEN AND DINER

21' 11" x 12' 0" (6.70m x 3.67m)

A good sized kitchen and diner with modern fitted kitchen well appointed along three sides in 'Cranbrook Platinum' shaker style fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge freezer. integrated dishwasher. Matching range of eye level wall cupboards. Ample space for large family dining table. Window and french doors to rear. Quality woodgrain effect tiled flooring. Under stairs storage cupboard. Radiator. Door to utility room.

#### UTILITY ROOM

7' 6" x 5' 9" (2.29m x 1.77m)

With matching kitchen units and worktops to one side. Inset stainless steel sink. Plumbing for washing machine. Space for tumble dryer. Eye level wall cupboards. Quality wood effect tiled flooring. Radiator. Door to cloakroom.

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Obscured glass window to side. Quality woodgrain effect tiled flooring. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the spacious central landing area. Access to roofspace. Linen storage cupboard with shelving. Airing cupboard housing the hot water cylinder. Radiator.

##### BEDROOM ONE

14' 9" x 10' 9" (into bay) (4.50m x 3.28m)

An excellent sized bay fronted primary bedroom enjoying woodland views. A range of fitted wardrobes to one side. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin and shower cubicle with chrome shower above. Full wall tiling. Tiled flooring. Electric shaver point. Obscured glass window to front. Extractor fan. Chrome heated towel rail.

##### BEDROOM TWO

14' 1" x 10' 4" (4.30m x 3.16m)

Overlooking the entrance approach, a second double bedroom. Radiator.

##### BEDROOM THREE

11' 9" x 10' 9" (3.60m x 3.29m)

Aspect to rear, a potential third double bedroom, currently utilised as a dressing room. Radiator.



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## BEDROOM FOUR

10' 0" x 10' 0" (3.06m x 3.05m)

Overlooking the delightful rear garden, a good sized fourth bedroom. Radiator.

## FAMILY BATHROOM

6' 6" x 5' 9" (1.99m x 1.76m)

Modern white suite comprising low level wc, wash hand basin and panelled bath with chrome shower above. Full wall tiling. Tiled flooring. Electric shaver point. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

A large rear garden comprising paved patio leading onto a tiered area of lawn. Plants and shrubs to borders. Enclosed by timber fencing. Outside tap. Outside power points. Outside light. Gate to side giving access to front.

### FRONT GARDEN

Lawned front garden with paved pathway to front door. Side access. Two car side by side driveway.

## GARAGE

19' 9" x 10' 2" (6.04m x 3.11m)

With up and over access door. Power and lighting. Wall mounted gas central heating boiler. EV charger.



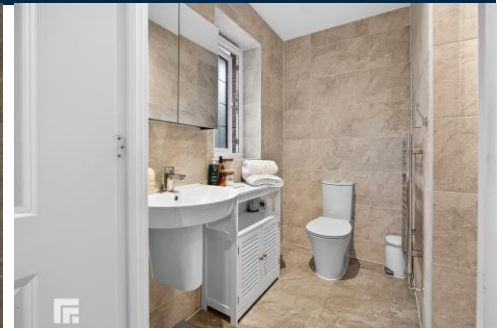


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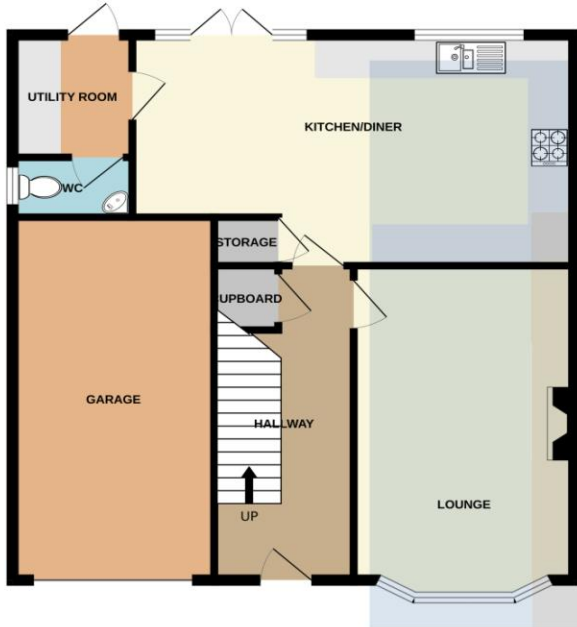


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GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 1509 sq.ft. (140.2 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             |         | 94 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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