

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

TREM Y COED
ST. FAGANS





- TENURE**
Freehold To be confirmed by your legal advisor
- COUNCIL TAX**
Band E
- EPC**
RATING B
- SCHOOL CATCHMENT**
Hywel Dda Primary School
Cardiff West Community High School (year 2024-25)
- Ysgol Gymraeg Coed-Y-Gof (year 2024-25)
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)
- ENTRANCE HALL**
- LOUNGE**
2.95m x 4.75m (9'8 x 15'7)
- KITCHEN DINER**
2.59m x 4.85m (8'6 x 15'11)
- OFFICE**
- WC**
- LANDING**
- BEDROOM 1**
3.00m x 3.00m (9'10 x 9'10)
- EN-SUITE**
- BEDROOM 2**
3.33m x 2.62m (10'11 x 8'7)
- BEDROOM 3**
3.12m x 2.03m (10'3 x 6'8)
- BATHROOM**
- GARDEN**
Beautifully designed garden
- PRIVATE DRIVEWAY**
For 2 Cars





TREM Y COED

ST. FAGANS, CF5 6FB - £380,000

 3 Bedroom(s)  1 Bathroom(s)  942.00 sq ft

Situated in the tranquil cul de sac of Trem Y Coed in the charming St. Fagans, Cardiff, this delightful three-bedroom house offers a lovely family home or a home for those seeking additional space. Spanning 942 square feet, the property is well presented and boasts a warm, inviting atmosphere throughout.

As you enter, you will be greeted by a welcoming living space, and a well-appointed kitchen/diner which provides ample space. The property benefits from 3 bedrooms, and a modern bathroom. One of the standout features of this property is the beautiful garden, which provides a serene outdoor space. The garden is perfect for families, offering a safe and enjoyable environment for children to play.

Additionally, the property includes a private driveway for two vehicles, ensuring convenience for residents and guests alike. The quiet location enhances the appeal, while still being within easy reach of Cardiff's amenities.

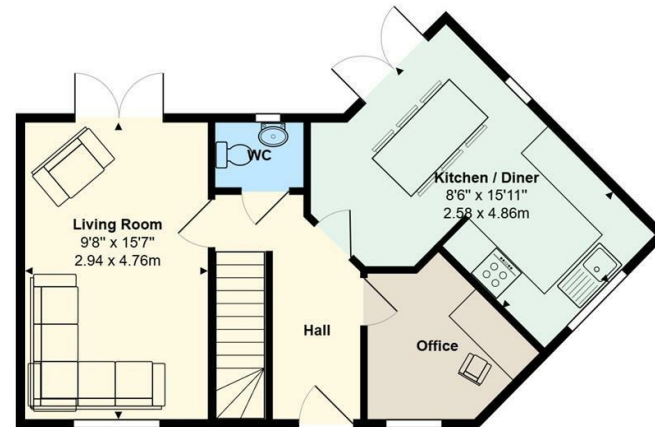
This charming home in St. Fagans is a rare find, combining modern living with the beauty of nature, making it a perfect choice for families or anyone seeking a peaceful lifestyle.



PROPERTY SPECIALIST

Mrs Ruby Ledley
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Valuer

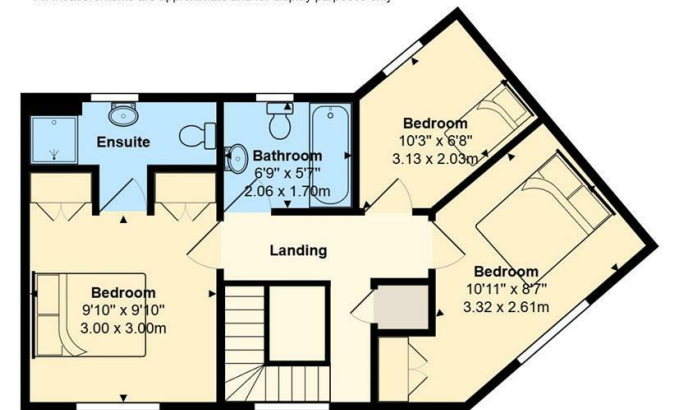




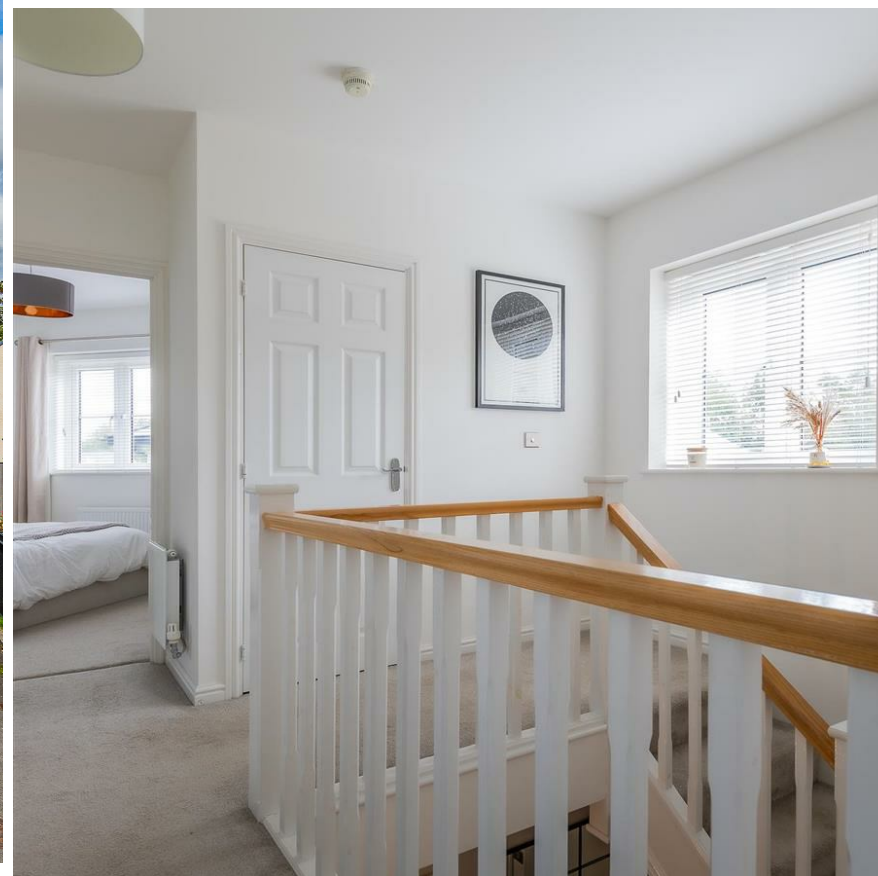
Trem Y Coed

Total Area: 942 ft² ... 87.5 m²

All measurements are approximate and for display purposes only



Trem Y Coed, St. Fagans, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	