

## 5 Trem Y Rhyd, St. Fagans

£335,000 Freehold

A beautifully presented three bedroom end of terrace family home in the ought after development being a short distance from transport links and amenities. Entrance, hallway, cloakroom, lounge, kitchen and diner. To the first floor , principal bedroom with ensuite and a further two bedrooms and family bathroom. South westerly facing rear garden with patio and lawned area. Drive way to front for two cars. EPC rating: B

Council Tax band: D

Tenure: Freehold

### **Entrance**

With double driveway parking to front and paved pathways to front door and side gate.

### **Hallway**

Approached via a upvc front door with window to upper part leading to the entrance hallway, staircase to first floor. Radiator.

### **Cloakroom**

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

### **Lounge**

16' 1" x 11' 10" (4.89m x 3.61m)

A good sized reception room with windows to front and side, adding plenty of light, each with plantation shutters. Radiator.

### **Kitchen/Diner**

15' 1" x 10' 6" (4.61m x 3.20m)

Appointed along two sides in light finish fronts beneath laminate worktop surfaces, inset 4 ring hob with oven below and extractor hood above, integrated fridge/freezer, dishwasher and washing machine, matching range of eye level wall cupboards. Ample space for family dining table, window overlooking rear garden and French doors leading to rear garden, quality tiled flooring, under stairs storage cupboard and radiator.

### **First Floor Landing**

Approached via an easy rising staircase to the central landing area. Loft access. Airing cupboard. Radiator.

### **Bedroom One**

13' 9" x 8' 7" (4.19m x 2.61m)

Overlooking the entrance approach, a good size primary bedroom. Door to ensuite. radiator and door to ensuite.

### **En-Suite**

8' 6" x 4' 5" (2.58m x 1.35m)

Modern white suite comprising low level wc, pedestal wash hand basin, shower cubicle, window to side and full wall tiling.

### **Bedroom Two**

10' 2" x 8' 6" (3.10m x 2.60m)

Aspect to rear, a second double bedroom. Radiator.

### **Bedroom Three**

8' 9" x 6' 3" (2.66m x 1.91m)

Aspect to front. Radiator.

### **Family Bathroom**

6' 3" x 5' 7" (1.91m x 1.70m)

Quality white suite comprising low level wc, pedestal wash hand basin with chrome mixer tap, panelled bath. Full wall tiling. Chrome heated towel rail. Obscured glass window to rear.

### **Additional Information**

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





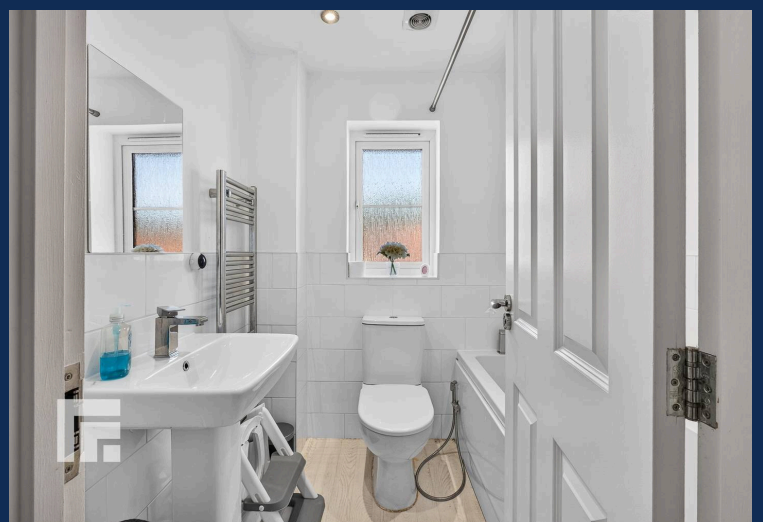
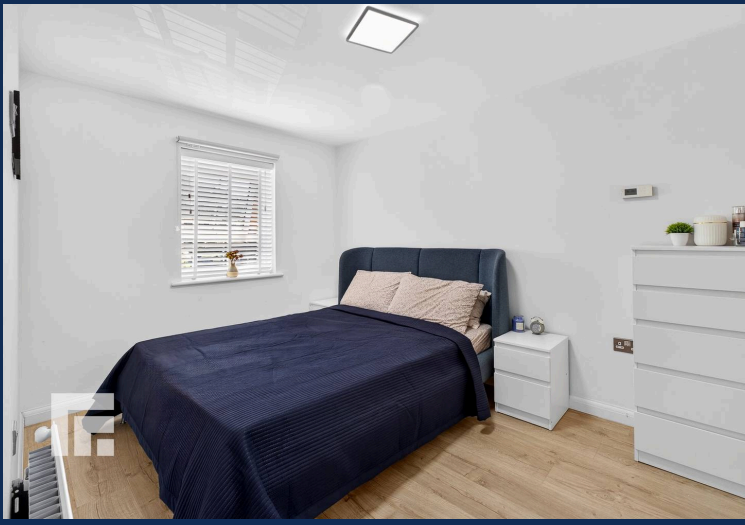
### REAR GARDEN

Delightful, South-Westerly facing landscaped rear garden with paved patio and artificial lawn, outside light, outside tap, fully enclosed by timber lap fencing and timber access gate to side.

### DRIVEWAY

2 Parking Spaces

Two parking spaces to front.



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