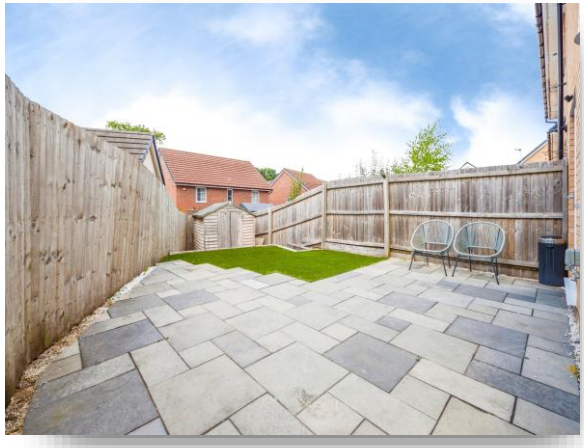
Trem Y Rhyd, St. Fagans Cardiff CF5 6FT

allen & harris

welcome to

Trem Y Rhyd, St. Fagans Cardiff

Beautifully presented three-bedroom end-terrace home within a sought-after modern development, conveniently located for amenities and transport links. Offering a generous kitchen/dining room, principal bedroom with en-suite, south-westerly facing rear garden and driveway parking for two vehicles.



Hallway
Entered via a uPVC front door with glazed upper panel, the welcoming entrance hallway provides access to the first-floor accommodation via a staircase. Finished with a radiator.

Wc
Fitted with a white suite comprising a low-level WC and wash hand basin. The room is further complemented by a radiator and extractor fan.

Lounge
16' 3" Max x 11' 10" Max (4.95m Max x 3.61m Max)
A well-proportioned reception room enjoying a dual-aspect layout, with windows to the front and side elevations allowing for excellent natural light throughout the day. Both windows are fitted with plantation shutters. Finished with a radiator.

Kitchen/Diner
15' 1" Max x 10' 6" Max (4.60m Max x 3.20m Max)
A bright and sociable kitchen/dining room, fitted with a range of light-finish base and wall units set beneath laminate work surfaces. Integrated appliances include a four-ring hob with oven below and extractor hood above, together with a fridge/freezer, dishwasher and washing machine. There is ample space for a family dining table, making this an ideal area for both everyday living and entertaining. A window overlooks the rear garden, while French doors provide direct access outside and allow plenty of natural light into the room. Further features include quality tiled flooring, a useful understairs storage cupboard and a radiator.

First Floor Landing
The central first-floor landing provides access to the upstairs rooms. The landing benefits from a useful airing cupboard, radiator and access to a boarded loft space, offering additional storage potential.

Bedroom One
13' 10" Max x 8' 6" Max (4.22m Max x 2.59m Max)
A generously sized bedroom overlooking the front of the property, providing a pleasant outlook over the entrance approach. The room offers ample space for bedroom furnishings and benefits from a radiator and direct access to the en-suite shower room.

En-Suite
Appointed with a modern white suite comprising a low-level WC, pedestal wash hand basin and enclosed shower cubicle. A side-facing window provides natural light and ventilation with full-height wall tiling.

Bedroom Two
10' 3" Max x 8' 6" Max (3.12m Max x 2.59m Max)
A well-proportioned double bedroom positioned to the rear of the property, with double glazed window and a radiator.

Bedroom Three
8' 9" Max x 6' 4" Max (2.67m Max x 1.93m Max)
Double glazed window to front and a radiator.

Family Bathroom
Fitted with a quality white suite comprising a low-level WC, pedestal wash hand basin with chrome mixer tap, and panelled bath. The room is finished with full-height wall tiling and a chrome heated towel rail. An obscured rear-facing window provides natural light and ventilation.

Rear Garden
A well-maintained, south-westerly facing rear garden designed for ease of upkeep and outdoor enjoyment. The landscaped space features a paved patio seating area and an artificial lawn. Further benefits include an outside light, outside tap, timber side access gate, and timber fencing to all boundaries, creating a fully enclosed environment.

Driveway
The property benefits from two allocated parking spaces located to the front.

Agents Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Trem Y Rhyd, St. Fagans Cardiff

- End of Terrace property
- Three Bedrooms
- South Westerly Facing Rear Garden
- Driveway to Front
- Modern Lounge, Kitchen and Diner

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over

£315,000

Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP108309

The Property Ombudsman

Property Ref:
CRP108309 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris

029 2022 5700

Pontcanna@allenandharris.co.uk

209 Cathedral Road, Pontcanna, CARDIFF,
South Glamorgan, CF11 9PN

allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.