



21 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FT

ASKING PRICE OF
£450,000



DETACHED PROPERTY



4



2



3



1

**** FOUR BEDROOM DETACHED FAMILY HOME ** NO CHAIN ** SOUTH WEST FACING REAR GARDEN **** A beautifully presented four bedroom detached family house on a desirable modern development, a short distance from transport links, scenic walks and amenities. Entrance hallway, spacious lounge, kitchen and diner with integrated appliances, utility room and cloakroom. To the first floor are four good sized bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazed windows. South west facing lawned rear garden. Lawn to front and two car side by side driveway leaving to the garage. No chain. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: TBC

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 hallway. Staircase to first floor. Low level Understairs storage cupboard. Quality laminate flooring. Radiator.

LOUNGE

15' 10" x 10' 9" (4.84m x 3.28m)

With window to front, an excellent sized primary reception. Quality laminate flooring. Radiator.

KITCHEN AND DINER

17' 3" x 10' 9" (5.28m x 3.28m)

Modern kitchen well appointed along three sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink. Inset four ring gas hob with cooker hood above. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Window to rear. French doors to rear garden. Ample space for large family dining table. Radiator.

UTILITY ROOM

6' 7" x 5' 4" (2.01m x 1.64m)

Appointed along one side in high gloss fronts beneath laminate worktop surfaces. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for tumble dryer. Window to rear. Radiator. Door to cloakroom.

CLOAKROOM

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

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Spacious linen cupboard. Laminate flooring. Radiator.

BEDROOM ONE

13' 10" x 13' 1" (overall) (4.24m x 4.00m)

4.24 x 4.00 overall

Overlooking the entrance approach, a good sized primary bedroom. Quality laminate flooring. Door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with 'Aqualisa' shower above. Tiled splash back. Tiled flooring. Electric shaver point. Extractor fan. Obscured glass window to front. Chrome heated towel rail.

BEDROOM TWO

12' 11" x 10' 1" (3.96m x 3.08m)

Overlooking the entrance approach, a good sized double bedroom. Laminate flooring. Radiator.

BEDROOM THREE

11' 8" x 9' 10" (3.57m x 3.00m)

Overlooking the lawned rear garden, a third double bedroom. Laminate flooring. Radiator.



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BEDROOM FOUR

10' 2" x 9' 7" (3.11m x 2.93m)

Aspect to rear, a good sized fourth bedroom. Laminate flooring. Radiator.

FAMILY BATHROOM

7' 0" x 6' 2" (2.14m x 1.89m)

Quality white suite comprising low level wc, wash hand basin and panelled bath with shower above. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Enclosed by timber fencing, a good sized south west facing rear garden comprising paved patio and lawn.

FRONT GARDEN

Lawned front garden with hedgerow to front boundary. Two car side by side driveway. Timber gate to side leading to rear garden.

GARAGE

19' 10" x 9' 11" (6.06m x 3.04m)

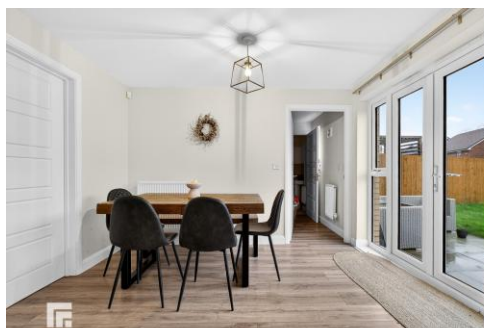
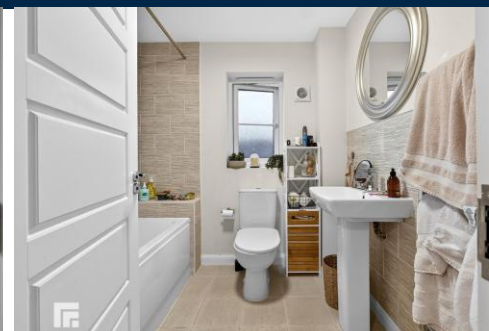
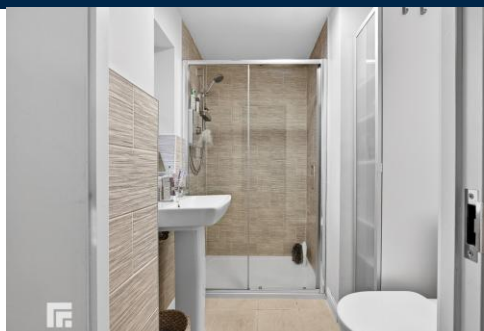
With up and over access door. Wall mounted boiler.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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