

## 75 Trem Y Rhyd, St. Fagans

£625,000 Freehold

**\*\* EXCEPTIONAL DAVID WILSON EX-SHOW HOME \*\* CORNER PLOT \*\* FULLY UPGRADED \*\*** MGY are pleased to offer this truly stunning, fully upgraded, four bedroom detached family home offering spacious accommodation throughout, situated on a spacious corner plot with landscaped gardens. This Layton style David Wilson Home located in St.Fagans, off Llantrisant Road, offers an open-plan kitchen/dining room with breakfast area which opens onto the rear garden through French doors with feature bay window to front and separate utility room and WC. Also on the ground floor is the lounge and study with upstairs comprising four double bedrooms; the master with en suite shower room, and the family bathroom. All bedrooms include high quality fitted wardrobes. A sunny, Westerly facing landscaped rear garden and double garage with spacious driveway providing parking for numerous vehicles. Managed property. Deposit £2900. GCH. EPC Rating: B.

Council Tax band: G

Tenure: Freehold

## **ENTRANCE**

Entered via paved pathway with immaculately presented shrub and hedge borders. Access to double garage and driveway. Gated access to rear.

## **HALLWAY**

Entered via uPVC double glazed composite door. Telephone point. Rad. Stairs to first floor. Storage cupboard. Doors to kitchen/diner, lounge, study/playroom and wc.

## **KITCHEN/DINER/LIVING**

19' 10" x 13' 4" (6.04m x 4.07m)

A modern fitted Sigma3 kitchen in Pearl White with a range of base and eye level units incorporating under counter one and a half sink unit with drainer and mixer tap and granite work surfaces. Fitted double electric oven, five burner gas hob with extractor hood over and glass splashbacks. Integrated fridge, freezer, dishwasher and wine cooler. Cupboard housing boiler. Door to utility room. Two radiators. uPVC double glazed bay window to front. uPVC double glazed patio doors to rear to garden, plus glazed panels and windows to side.

## **UTILITY ROOM**

6' 4" x 5' 4" (1.94m x 1.62m)

UPVC double glazed Door to rear. A range of base and eye level units with granite work surfaces. Integrated washer/dryer. Radiator.

## **LOUNGE**

16' 6" x 12' 2" (5.02m x 3.72m)

UPVC double glazed doors to side with glazed panels and windows to either side. Two uPVC double glazed windows to side and rear. Two radiators. TV aerial point.

## **STUDY/PLAYROOM**

9' 3" x 9' 1" (2.81m x 2.76m)

UPVC double glazed window to front. Radiator. Fitted storage shelves.

## **CLOAKROOM**

6' 3" x 3' 1" (1.90m x 0.95m)

UPVC obscure double glazed window to side. Low level WC. Pedestal wash hand basin. Part tiled walls. Radiator.

## **FIRST FLOOR LANDING**

Airing cupboard housing hot water tank. Radiator. Loft access. Doors to four bedrooms and bathroom.

## **MASTER BEDROOM**

16' 9" x 12' 3" (5.11m x 3.74m)

Two uPVC double glazed windows to either side. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors. Door to ensuite.

## **ENSUITE**

6' 8" x 5' 7" (2.04m x 1.70m)

UPVC obscure double glazed window to rear. Double shower cubicle. Pedestal wash hand basin. Low level wc. Part tiled walls. Heated towel radiator.

## **BEDROOM TWO**

12' 7" x 9' 3" (3.83m x 2.83m)

Two uPVC double glazed windows to front and side. Fitted wardrobes with hanging and shelf space and mirrored doors. Radiator. Additional storage cupboard.

## **BEDROOM THREE**

11' 6" x 10' 10" (3.51m x 3.29m)

UPVC double glazed window to front. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors.

## **BEDROOM FOUR**

11' 3" x 8' 10" (3.43m x 2.70m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors.

## **BATHROOM**

8' 8" x 6' 6" (2.65m x 1.98m)

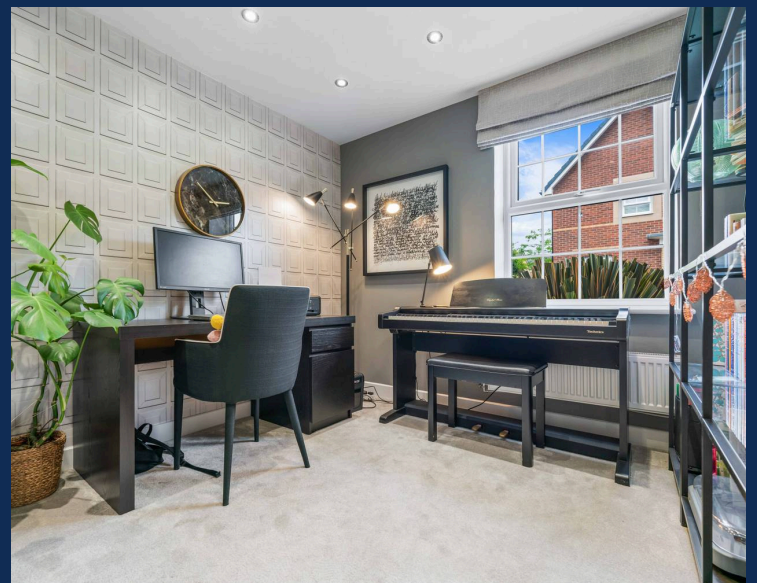
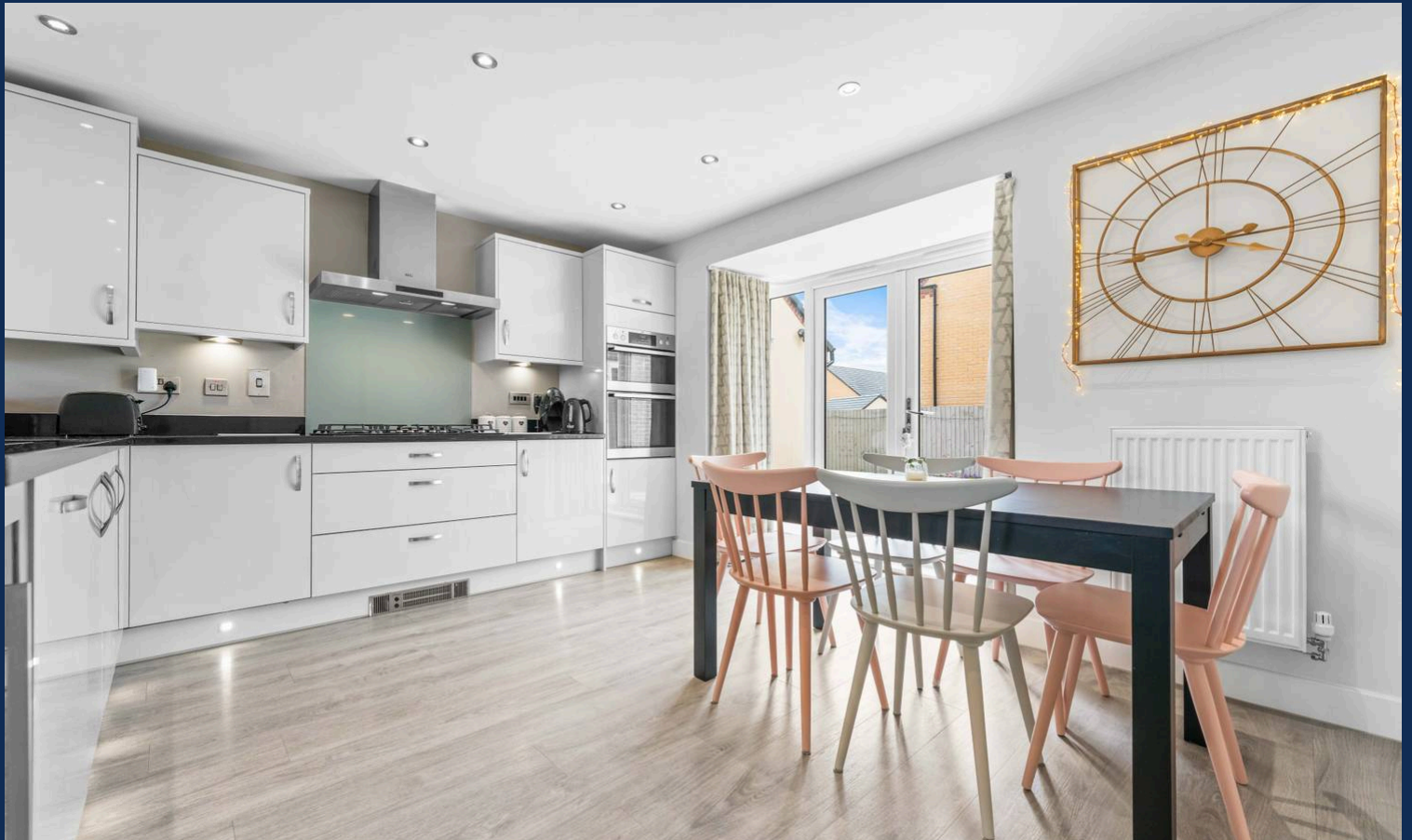
UPVC obscure double glazed window to front. Fully tiled walls. Panelled bath. Separate shower cubicle. Low level WC. Pedestal wash hand basin. Heated towel radiator. Extractor fan.

## **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.

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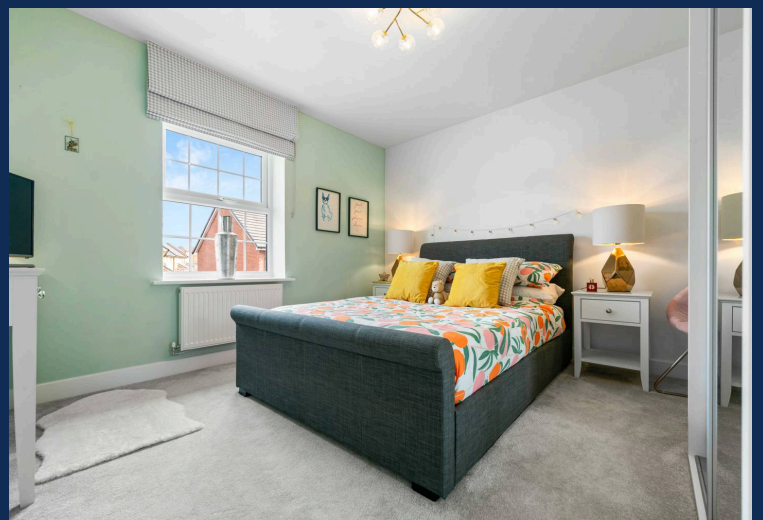
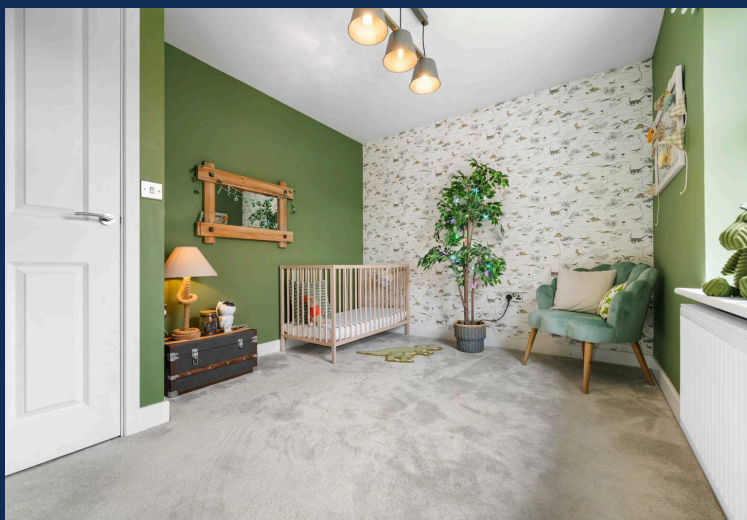
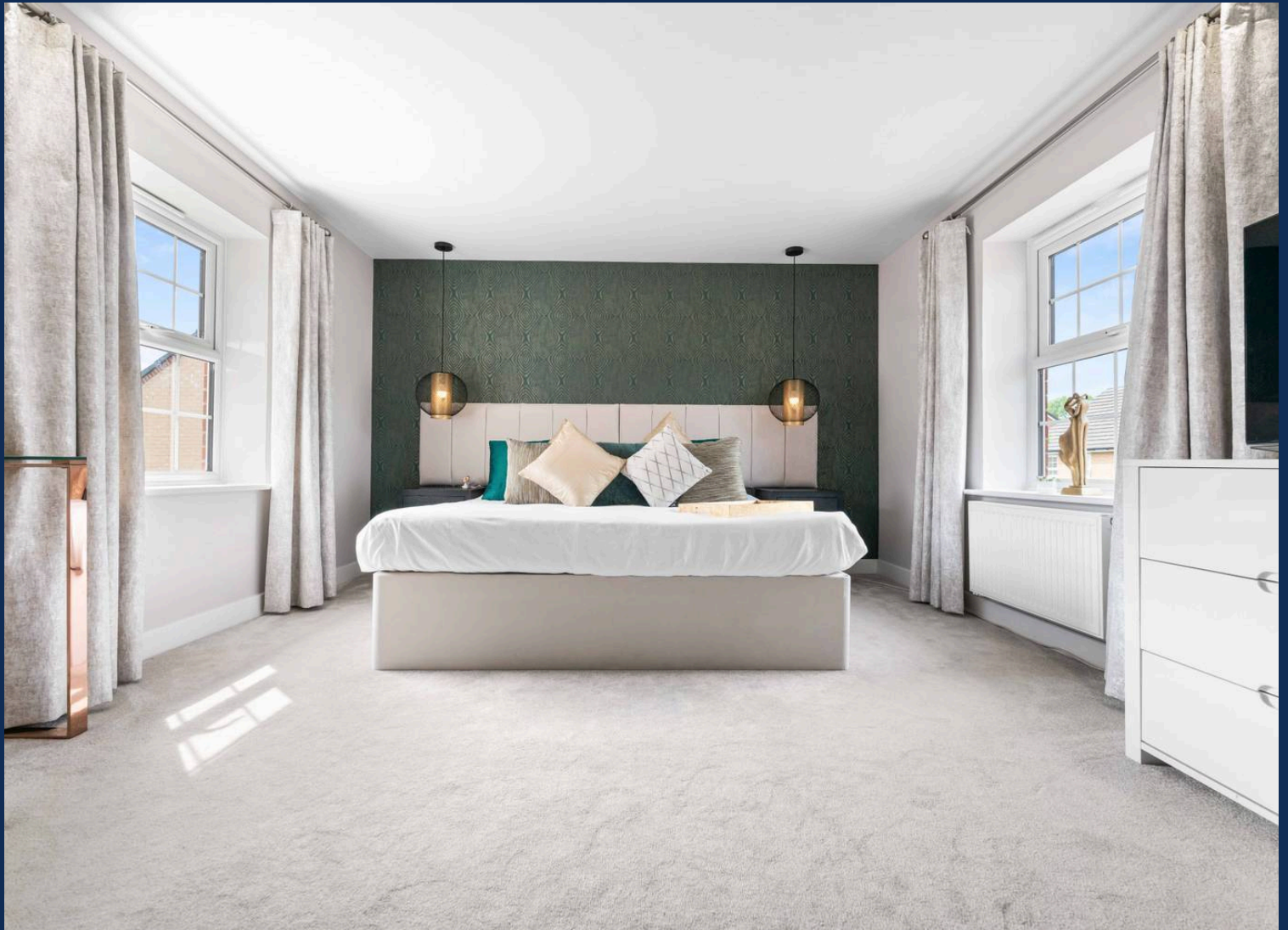
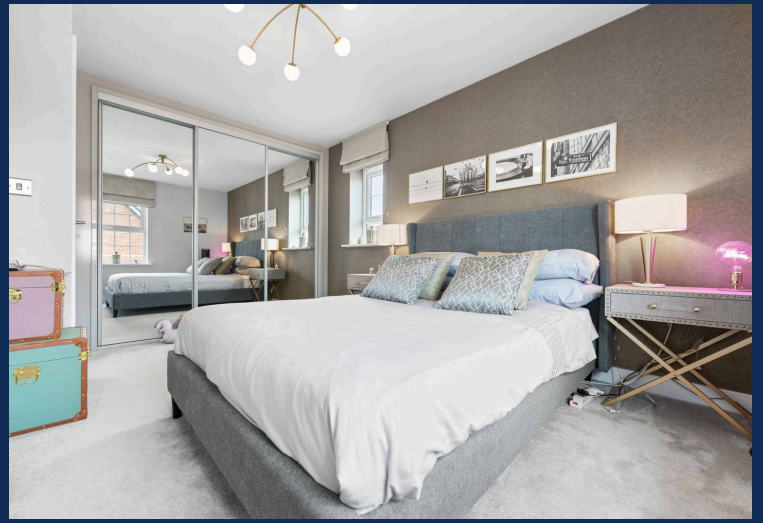
## REAR GARDEN

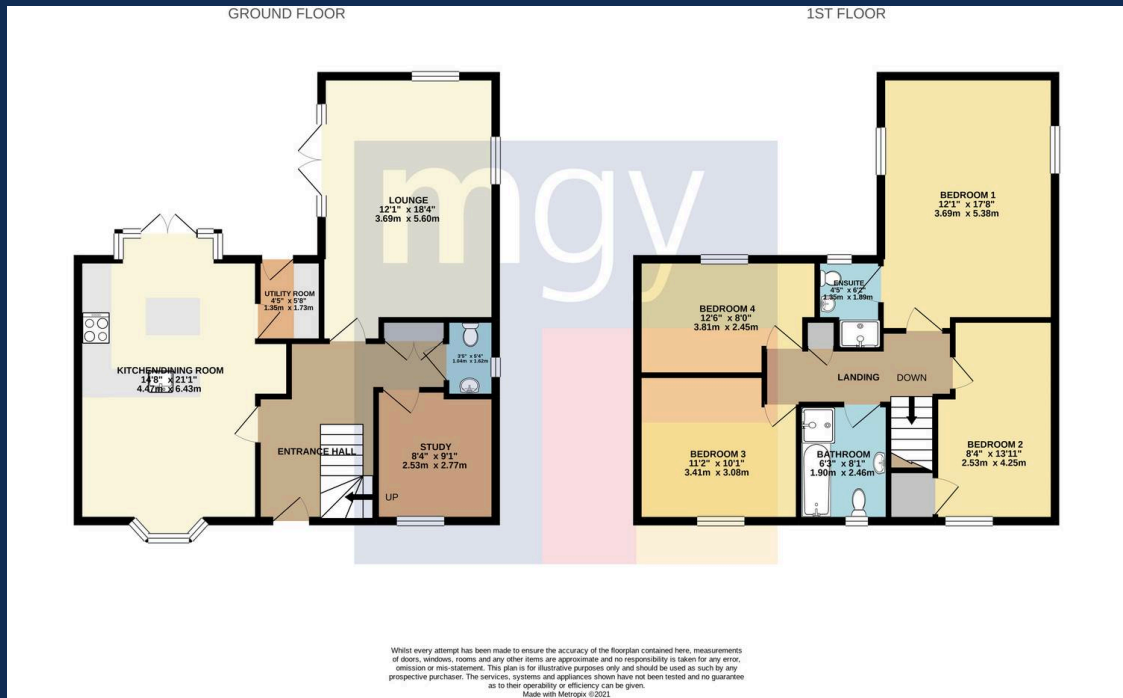
Expanding the full width of the plot, this sunny, Westerly facing, private rear garden is mainly laid to lawn with private landscaped seating area surrounded by shrub and hedge borders. Paved patio with access to garage and driveway. Boundary wall and fence. Outside tap.

## DOUBLE GARAGE

2 Parking Spaces

Larger than average double garage. Two up and over garage doors. Ample storage space. Light and power. Pedestrian door to side.





**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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