



Trem Y Rhyd, St. Fagans Cardiff CF5 6FT

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.



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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
£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP108309 - 0002

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