



Trem Y Rhyd, St. Fagans Cardiff CF5 6FT

welcome to

Trem Y Rhyd, St. Fagans Cardiff

A superb four-bedroom, A-rated detached family home by David Wilson Homes, occupying a corner plot within a sought-after development near Radyr. Featuring a stylish upgraded kitchen, study, double garage, landscaped garden, EV charging point, and an impressive solar panel and battery storage system.



Entrance

Entered via a paved pathway with immaculately presented shrub and hedge borders. Driveway providing parking for up to three vehicles and access to the double garage. Gated side access leads to the rear garden.

Hallway

Entered via a uPVC double glazed composite door. Radiator. Stairs rising to the first floor and built-in storage cupboard. Doors lead to the kitchen/diner, lounge, study/playroom and cloakroom WC.

Kitchen/Dining Room

24' 11" Max x 13' 4" Max (7.59m Max x 4.06m Max)
Spacious open-plan Magnet kitchen/dining room fitted with an attractive range of solid wood Wardley-style units complemented by solid Iroko worktops. A large central island with breakfast bar incorporates a 1½ bowl sink, boiling water tap, integrated dishwasher and recycling system. Integrated appliances include an induction hob with extractor, pyrolytic oven, combi microwave/grill oven, and there is space for an American-style fridge/freezer with water feed. Finished with LVT flooring, tiled splashbacks and contemporary lighting. Ample space for dining, with a bay window to the front and French doors opening onto the rear garden.

Utility Room

6' 6" Max x 5' 4" Max (1.98m Max x 1.63m Max)
Fitted with a range of wall and base units complemented by laminate worktops, with under-counter space and plumbing for a washing machine and tumble dryer. A uPVC door provides access to the rear garden. Further benefits include an extractor fan, radiator, and ample space for laundry appliances.

Lounge

18' 6" Max x 12' 3" Max (5.64m Max x 3.73m Max)
A bright and spacious triple-aspect room featuring uPVC double glazed doors to the side with glazed side panels, complemented by additional uPVC double glazed windows to the side and rear

elevations. Enjoying a high level of privacy with no overlooking properties, the room also benefits from two radiators and a TV aerial point.

Study/Playroom

9' Max x 9' 3" Max (2.74m Max x 2.82m Max)
UPVC double glazed window to front. Radiator. Fitted storage shelves.

Cloakroom

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

First Floor Landing

Airing cupboard housing the hot water tank. Radiator. Loft access with a boarded loft for additional storage. Doors leading to four bedrooms and the family bathroom.

Bedroom One

17' 7" Max x 12' 3" Max (5.36m Max x 3.73m Max)
Bright triple-aspect room with uPVC double glazed windows to the front and both side elevations, enjoying an open outlook and a high degree of privacy with no overlooking properties. Radiator. Fitted wardrobes with mirrored doors, hanging rails and shelving. Door to the en suite.

En Suite

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

14' 6" Max x 9' 3" Max (4.42m Max x 2.82m Max)
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' 7" Max x 10' 9" Max (3.53m Max x 3.28m Max)
UPVC double glazed window to front. Radiator. Fitted wardrobes providing ample hanging and

shelving space.

Bedroom Four

13' 4" Max x 8' 11" Max (4.06m Max x 2.72m Max)
A further double bedroom enjoying an outlook over the front entrance approach via a window to the front aspect. Radiator.

Bathroom

8' 10" Max x 6' 6" Max (2.69m Max x 1.98m Max)
Fitted with a modern white suite comprising a low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, and a fully tiled walk-in shower cubicle with folding glass doors and chrome shower. Obscure double glazed window to the front, heated towel rail, extractor fan, and tiling to splashback areas.

Rear Garden

Enclosed rear garden with a paved patio, lawn, pathway, built-in sleeper planters and greenhouse. Door to the garage and outside tap. Boundaries are formed by walling and timber fencing.

Double Garage

20' 3" Max x 19' 1" Max (6.17m Max x 5.82m Max)
Double garage with power and lighting, featuring two up-and-over doors. Pipework is in place for drainage, hot water and cold water connections. built in storage.

Service Charges

Site management the upkeep of the development has a charge of approximately £250 per annum which is not yet payable.

Agents Notes

Please note that an AML fee covers 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

- Detached David Wilson Detached Family Home
- Four Generous Double Bedrooms
- Spacious Lounge, Home Office & Open-Plan Kitchen/Dining Room
- Landscaped Rear Garden
- Driveway Parking & Double Garage

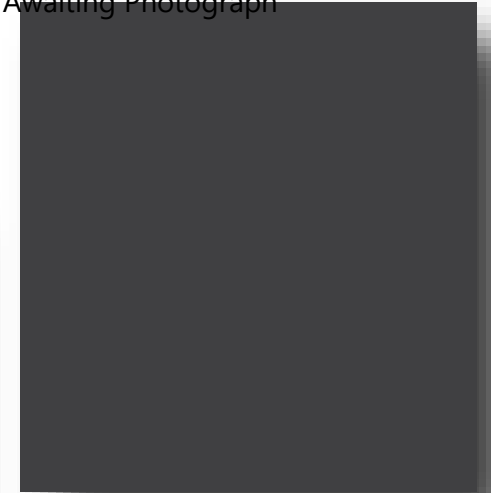
Tenure: Freehold EPC Rating: A

Council Tax Band: G

£675,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108156 - 0011

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