



33 Trem Y Coed,  
St Fagans, Cardiff, Cardiff, CF5 6FA

Watts  
& Morgan



# 33 Trem Y Coed

St. Fagans, Cardiff Cardiff, CF5 6FA

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**Guide price: £720,000 Freehold**

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A truly exceptional modern house set within an especially generous plot to the end of a cul-de-sac within this popular development. The supremely well finished and thoughtfully considered accommodation is "move-in ready" and includes: central hallway with cloakroom, dual aspect lounge, dining room/second sitting room, kitchen with adjacent breakfast area and utility room. Also playroom and study. To the first floor: principal bedroom with en suite shower room and dressing room (formerly bedroom five), second en suite guest bedroom and two further double sharing use of a contemporary family bathroom. Driveway parking for four cars and detached double garage. Wonderful, sheltered enclosed garden to the rear including paved terrace, lawn, childrens play area, raised beds and greenhouse.

EPC rating: B

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## Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 4.7 miles

M4 J33, Capel Llaniltern – 4.4 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the property

No. 33 Trem Y Coed is an exceptional home located on this popular development. Understood to be about eight years old yet has been kept exceptionally well with stylish modern interiors throughout and offering "move in ready" highly adaptable accommodation. A central entrance hallway, to the heart of the house, has stairs leading to the first floor and doors leading to a family lounge; to a dining room; to a kitchen/breakfast room and also to a study. An additional door opens into a cloakroom/WC while there is a neat under stairs store cupboard. The family lounge is dual aspect room with a window to the front elevation and French doors to the rear, looking out over and opening onto a paved terrace with a garden beyond. An adjacent dining room is currently used as a second sitting room and, likewise, has French doors onto the rear terrace. A study looks over the front garden and onto the head of the cul-de-sac. The kitchen includes a great range of modern units with appliances, where fitted, to remain and including: gas hob, electric oven, fully integrated fridge, freezer and dishwasher. An adjoining breakfast area has ample room for a family size table and from here doors lead to a utility room and to a playroom. Playroom can be used in many and varied ways and, like the dining room and the family lounge, has French doors opening to the garden. The utility room is a great additional area with back door and space/plumbing for a washer and a dryer.

To the first floor, a galleried landing area has doors leading to all bedrooms and to the family bathroom. The principal suite is an exceptional space comprising bedroom area, stylish en suite shower room with imported Spanish tiles and dressing room (created from the fifth bedroom) with floor to ceiling fitted wardrobes with shelves and hanging rails. The fifth bedroom could be re-instated if ever needed. A second guest bedroom is also en suite shower room while the third and fourth bedrooms are both good sizes and both share use of the family bathroom with its freestanding contemporary slipper bath and separate shower cubicle.

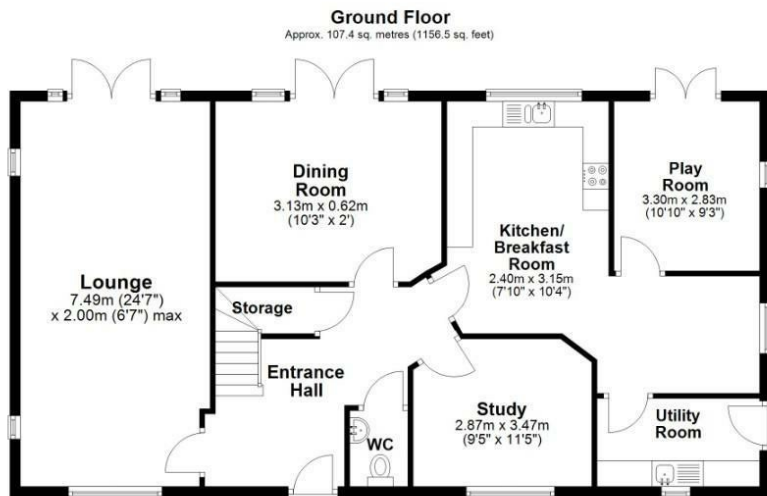
### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band H EPC Rating; B

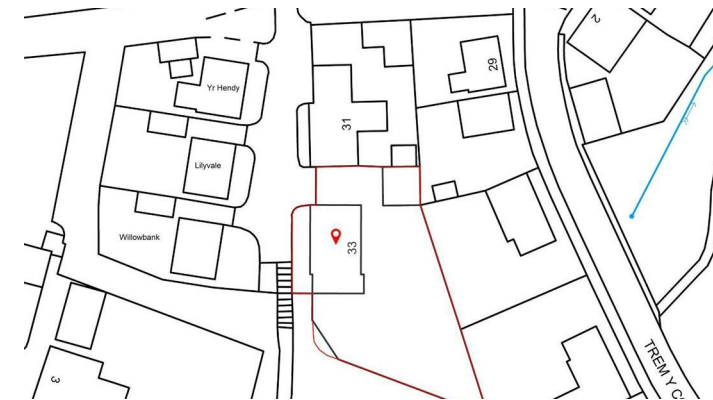


## Garden & Grounds

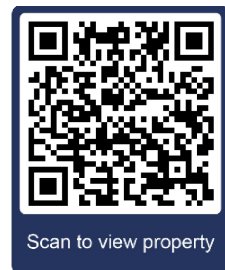
Located to the very end of this cul-de-sac, no. 33 Trem Y Coed benefits from having great off-road parking provision with space for four cars to park fronting the detached garage. An electric car charging point looks onto this parking area while a door from the same opens into the rear garden. The garage is entered via twin up and over doors (approx. max. 6.3m x 6.2m). Power connected. Eaves storage. The rear garden to the property is a wonderfully sheltered, superb space – considerably larger than ever thought. It is understood that the initial plan was to build two properties within this plot. To the rear of the property is a level paved sun terrace accessible from the family lounge and the dining room to catch the morning sun and further accessible from the playroom which enjoys a southerly aspect to catch the afternoon and evening sun. Patio in turn extends onto a very generous lawned area screened by fencing and laurel hedging. It includes an orchard area with three apple tree, a pear tree, a cherry tree and a plum tree. To the far southern corner of the garden is a kids play area which is slightly raised on a bark chipped area. Adjoining the garage is a mono-pitched lean-to timber wooden garden storage shed adjacent to which is a set of four raised vegetable beds together with a greenhouse on a paved base (to remain).



Total area: approx. 192.6 sq. metres (2073.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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