



**Coedlan Y Trenshys, St. Fagans Cardiff CF5 6FS**

**welcome to**

**Coedlan Y Trenshys, St. Fagans Cardiff**

Modern three-bedroom semi-detached home in Plasdwr with the benefit of the remaining NHBC warranty. Features include a lounge, kitchen/diner, en-suite principal bedroom, parking for two cars, and a private rear garden. Ideal for first-time buyers and families.



### **Entrance Hall**

A welcoming entrance hall featuring wood-effect vinyl flooring and attractive panelled walls.

### **Downstairs Toilet**

A conveniently located ground-floor cloakroom fitted with a W.C. and hand wash basin. Finished with wood-effect vinyl flooring and a radiator.

### **Lounge**

16' 1" Max x 12' 6" Max ( 4.90m Max x 3.81m Max )

A comfortable lounge featuring two double-glazed windows that provide plenty of natural light. Finished with wood-effect vinyl flooring and complemented by a radiator and thermostat-controlled heating, with convenient access through to the kitchen.

### **Kitchen/Diner**

15' 1" Max x 10' 6" Max ( 4.60m Max x 3.20m Max )

A well-appointed kitchen/diner fitted with a range of wall and base units, complemented by an electric oven, gas hob with extractor hood, and integrated fridge, freezer, and dishwasher. Double-glazed window and double-glazed patio doors opening onto the rear garden, creating an easy flow between the indoor and outdoor space. Finished with spotlighting and a radiator.

### **Landing**

A well-presented landing with fitted carpet and attractive wall panelling extending up the staircase. Features include a chandelier-style light fitting, radiator, useful storage cupboard, and access to the attic.

### **Bedroom One**

12' 4" Max x 8' 6" Max ( 3.76m Max x 2.59m Max )

A well-proportioned double bedroom featuring a double-glazed window. The room is finished with fitted carpet and benefits from stylish built-in wooden slat blinds.

### **En Suite**

8' 6" Max x 4' 6" Max ( 2.59m Max x 1.37m Max )

A well-appointed en suite comprising a walk-in shower with tiled surround, W.C. and hand wash basin. The room benefits from wood-effect vinyl flooring, mirrored storage, a heated radiator, extractor fan and a frosted double-glazed window.

### **Bedroom Two**

10' 2" Max x 8' 7" Max ( 3.10m Max x 2.62m Max )

A comfortable bedroom enjoying a pleasant outlook over the rear garden through a double-glazed window. Finished with fitted carpet and a radiator.

### **Bedroom Three**

8' 9" Max x 6' 4" Max ( 2.67m Max x 1.93m Max )

A well-presented bedroom featuring a double-glazed window to the front aspect, allowing for good natural light. The room is finished with fitted carpet and benefits from a radiator, ample power points, and fitted wooden blinds.

### **Bathroom**

6' 8" Max x 5' 11" Max ( 2.03m Max x 1.80m Max )

A modern family bathroom fitted with a panelled bath, W.C. and wash hand basin with mirror above. Finished with attractive grey tiling and wood-effect vinyl flooring, the room also benefits from a radiator and a frosted double-glazed window.

### **Rear Garden**

The rear garden offers a pleasant outdoor space, featuring a patio area ideal for seating and outdoor dining, with a lawn beyond providing room for recreation and planting. The garden also benefits from a useful storage shed and convenient access to the driveway.



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## Coedlan Y Trenshys, St. Fagans Cardiff

- Sought-after position within the Plasdwr development
- Conveniently located close to the local park
- Remaining NHBC warranty for added peace of mind
- Principal bedroom with contemporary en-suite
- Driveway parking for two vehicles

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £335,000



Please note the marker reflects the postcode not the actual property

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