32 Trem Y Coed, St. Fagans

£385,000 Freehold

DETACHED PROPERTYTHREE BEDROOMS**LANDSCAPED GARDEN** A well presented 'RHOSILLI' style Charles Church detached family home. Entrance hallway, modern kitchen/diner, lounge and WC. To the first floor, three bedrooms, one with ensuite, family bathroom. Landscaped rear garden. EPC Rating: B
Council Tax band: E

Tenure: Freehold

DESCRIPTION

DETACHED PROPERTYTHREE BEDROOMS**LANDSCAPED GARDEN** A well presented 'RHOSILLI' style Charles Church detached family home. Entrance hallway, modern kitchen/diner, lounge and WC. To the first floor, three bedrooms, one with ensuite, family bathroom. Landscaped rear garden. EPC Rating: B

LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

ENTRANCE

Paved pathway to front door. Gravel borders with wrought iron boundary fence, plus side gates to driveway with power points.

HALLWAY

Entered via double glazed composite front door into hallway. Doors to lounge, kitchen/diner and WC. Stairs to first floor with understair storage cupboard. Tiled flooring. Radiator. Spotlights.

LOUNGE

Dimensions: 18' 4" x 9' 8" (5.60m x 2.96m). uPVC double glazed window to front and French patio doors to rear garden. Spotlights. Radiator.

KITCHEN/DINER

Dimensions: 18' 4" x 9' 2" (5.60m x 2.80m). A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and complementary worktops. Feature breakfast bar. Fitted electric Neff microwave/double oven and induction hob with extractor hood over. Integrated fridge/freezer, washing machine, tumble dryer, dishwasher and drinks cooler. Cupboard housing gas central heating boiler. Tiled flooring. Radiator. uPVC double glazed windows to front and side, with French patio doors to rear garden. Spotlights

COAKROOM

Dimensions: 6' 3" x 3' 10" (1.93m x 1.17m). Low level WC and pedestal wash hand basin. Radiator. Tiled flooring. uPVC double glazed window to rear. Sensor spotlights.

FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom and storage cupboard. Loft access. Spotlights. uPVC double glazed window to rear with pleasant outlook.

BEDROOM ONE

Dimensions: 13' 5" x 9' 11" (4.10m x 3.04m). uPVC double glazed window to front. Radiator. Spotlights. Door to en-suite.

ENSUITE

Dimensions: 8' 2" x 4' 5" (2.49m x 1.37m). A stylish suite to include low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainfall shower head and glass screen. Ladder radiator. Fully tiled walls. Spotlights and extractor fan. uPVC double glazed window to front.

BEDROOM TWO

Dimensions: 11' 5" x 9' 4" (3.48m x 2.85m). uPVC double glazed window to front and side. Spotlights. Radiator.

BEDROOM THREE

Dimensions: 7' 4" (to wardrobes)x 6' 9" (2.24m x 2.08m). uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator. Spotlights.

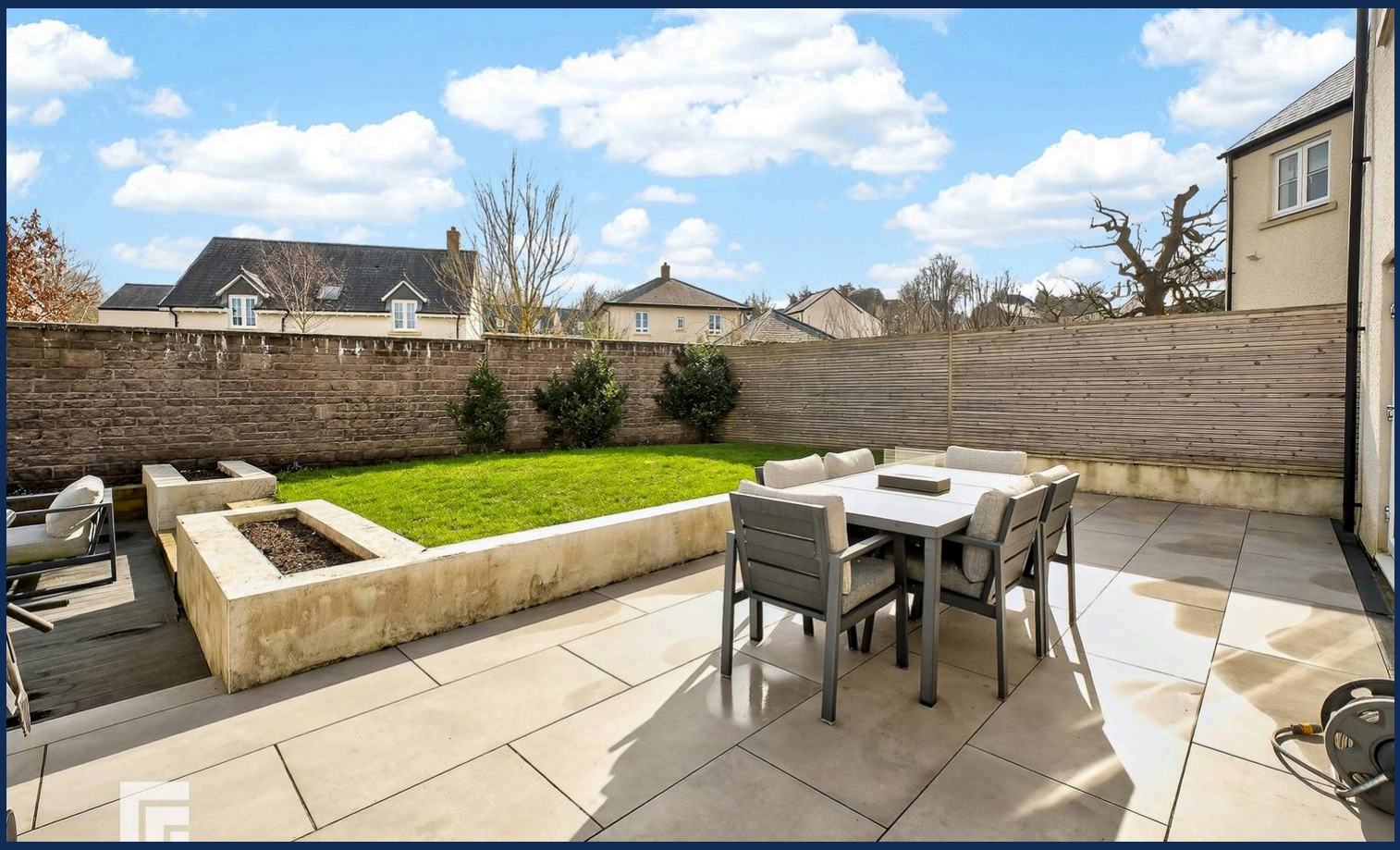
BATHROOM

Dimensions: 7' 3" x 6' 2" (2.21m x 1.90m). A modern suite comprising low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainfall shower head, separate attachment and glass screen. Ladder radiator. Fully tiled walls and floor. Spotlights and extractor fan.

OUTSIDE

REAR GARDEN

A landscaped rear garden mainly laid to lawn with full width paved patio, and sunken decked seating area. Stone boundary wall and fencing. Outside lighting, tap and power points. Gate to driveway.



RADYR 029 2084 2124

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK