



## 19 Trem Y Rhyd, St. Fagans

£410,000 Freehold

**DETACHED PROPERTY THREE BEDROOMS SOUTH WESTERLY FACING REAR GARDEN GARAGE AND DRIVEWAY**

\*\* A beautifully presented three bedroom detached property. Entrance hallway, spacious lounge, open plan kitchen/dining room, utility room and cloakroom/WC. To the first floor; impressive master bedroom with wardrobe area and en suite, a second double bedroom, family bathroom and third bedroom. A large, south westerly facing rear garden. Garage and driveway. EPC rating: B

Council Tax band: F

Tenure: Freehold

## **ENTRANCE HALLWAY**

Entered by a modern composite door. Radiator. Engineered Oak flooring. Stairs to first floor. Door into lounge.

## **LOUNGE**

17' 2" x 13' 7" (5.22m x 4.15m)

A spacious family lounge. Engineered oak flooring. Built in under stairs storage cupboard. Two radiators. uPVC bay window to front. Door to kitchen/dining room.

## **KITCHEN/DINING ROOM**

17' 6" x 12' 5" (5.33m x 3.78m)

Appointed along three sides, modern high and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob with extractor hood, integrated fridge freezer, integrated oven and integrated dishwasher. Ample space for dining room table. Continuation of engineered oak flooring. Radiator. uPVC window to side and rear. Double French doors opening into the rear garden. Door into utility room.

## **UTILITY ROOM**

6' 7" x 6' 7" (2.00m x 2.00m)

Appointed along one side, high and low level cupboards beneath laminate worktops. Concealed gas 'combi' boiler. Plumbing for washing machine. Extractor fan. Continuation of engineered oak flooring. Radiator. Obscured glass window to side. Door to cloakroom/WC.

## **CLOAKROOM**

6' 7" x 3' 0" (2.01m x 0.91m)

Modern white suite; low level WC and pedestal wash hand basin with chrome mixer tap. Tiled splashback. Slate tiled flooring. Radiator. Obscured glass window to side.

## **FIRST FLOOR LANDING**

Access to roof space. Doors to all rooms.

## **BEDROOM ONE**

19' 3" x 10' 6" (5.86m x 3.20m)

A spacious primary bedroom. Opening through to space for wardrobes. Two radiators. uPVC window to rear. Door to en-suite

## **EN-SUITE**

6' 11" x 4' 6" (2.11m x 1.38m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap, shower with chrome shower and glass sliding shower screen. Radiator. Extractor fan. Shaving point. Slate tiled flooring. Obscured glass window to rear.

## **BEDROOM TWO**

11' 1" x 10' 7" (3.39m x 3.22m)

A second double bedroom. Built in cupboard to one side. Radiator. Window to front.

## **BEDROOM THREE**

10' 10" x 6' 10" (3.29m x 2.08m)

A third bedroom. Radiator. uPVC window to rear.

## **FAMILY BATHROOM**

6' 4" x 6' 3" (1.94m x 1.91m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap. Radiator. Tiled splashbacks. Extractor fan. Obscured glass window to rear.

## OUTSIDE REAR GARDEN

A large, beautifully maintained South Westerly facing rear garden. Paved patio leading to a large area of lawn. Composite decked area with wooden pergola. Outside tap. Bordered by a timber fence with timber gate to side for access.

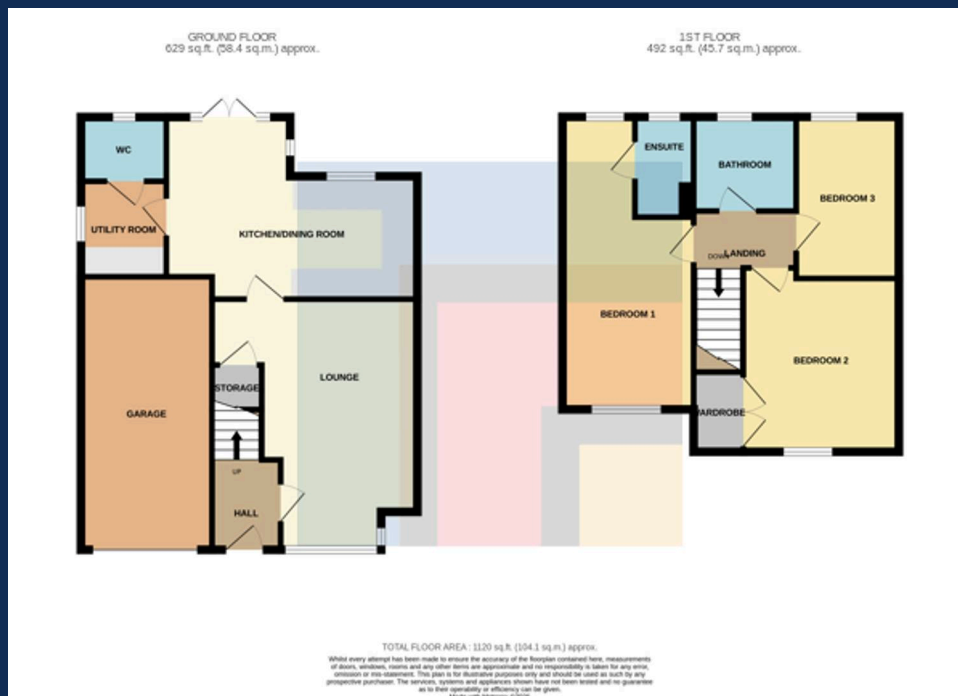
## FRONT

Laid to lawn with hedge to one side. Driveway with parking for two vehicles side by side. Timber gate to side for access.

## GARAGE

Single garage with up and over door. Power and lighting.





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