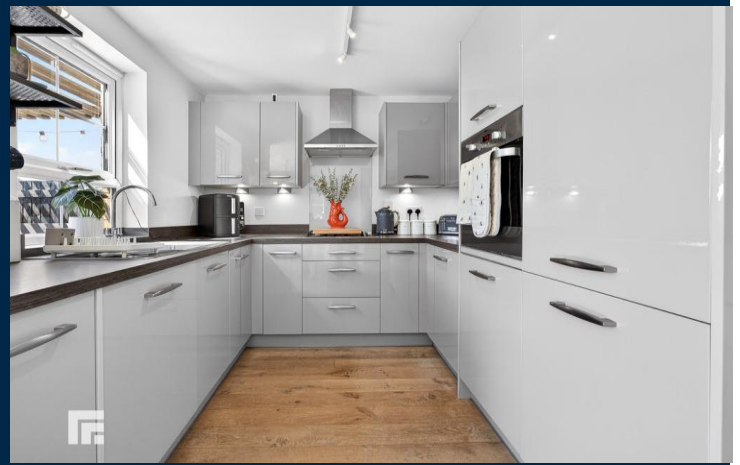




19 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FT

ASKING PRICE OF
£410,000



DETACHED PROPERTY



**** 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

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,120 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Situated on the outskirts of the village of St Fagans, which is rural and yet 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 HALLWAY

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

LOUNGE

17' 1" x 13' 7" max (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' 5" x 12' 4" max (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' 6" x 6' 6" (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 2' 11" (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' 2" x 10' 5" (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' 6" (3.39m x 3.22m)
A second double bedroom. Built in cupboard to one side. Radiator. Window to front.

BEDROOM THREE

10' 9" x 6' 9" (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

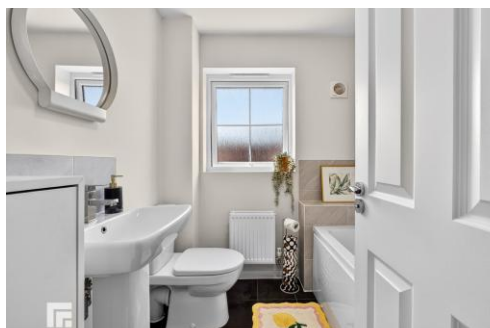
Laid to lawn with hedge to one side. Driveway with parking for two vehicles side by side. Timber gate to side for access.

GARAGE

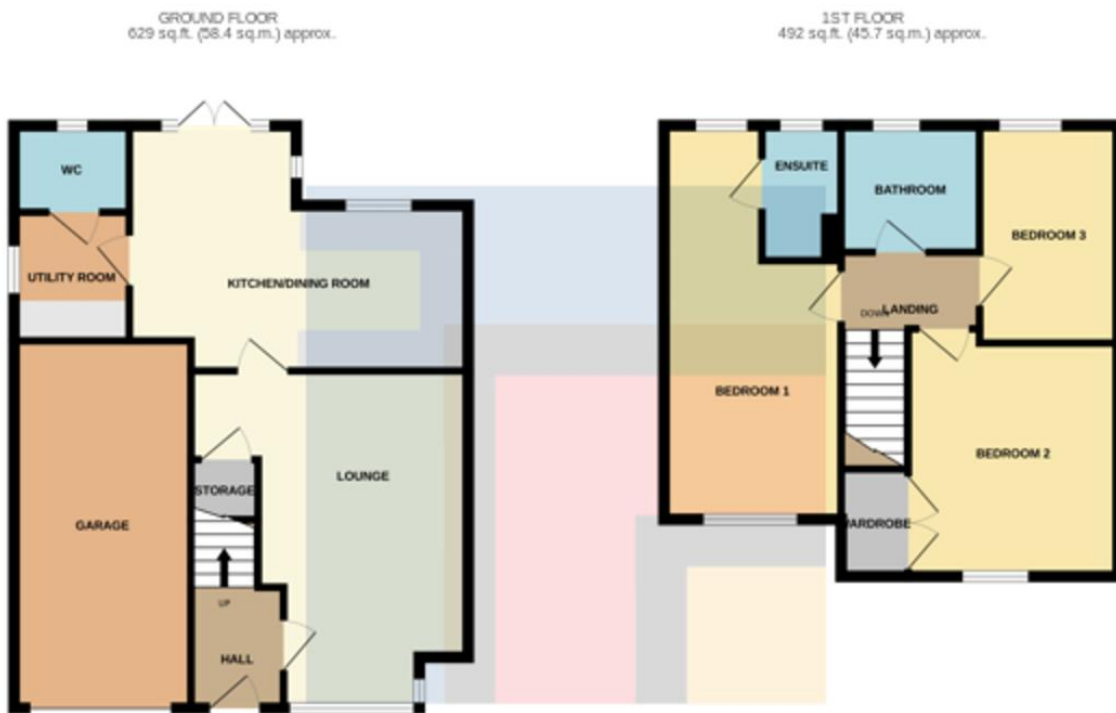
Single garage with up and over door. Power and lighting.



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TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with iMango 02/20

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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