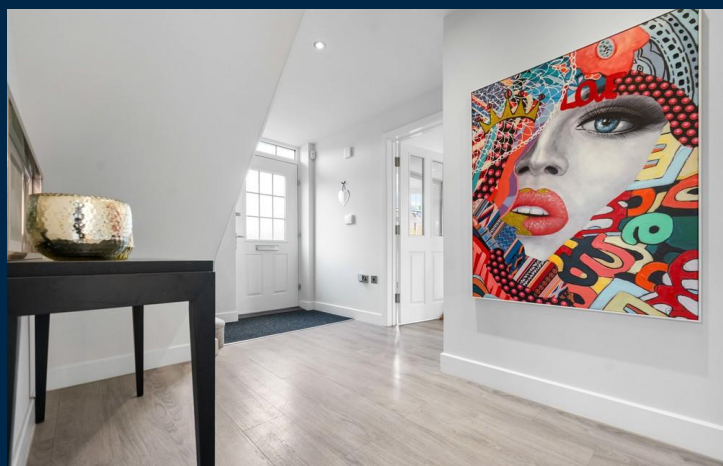




TREM Y RHYD  
ST. FAGANS  
CARDIFF CF5 6FT

OFFERS IN EXCESS OF  
**£640,000**



## DETACHED HOUSE



**4**



**2**



**3**



**2**

**\*\* EXCEPTIONAL DAVID WILSON EX-SHOW HOME \*\* CORNER PLOT \*\* FULLY UPGRADED \*\*** MGY are pleased to offer this truly stunning, fully upgraded, four bedroom detached family home offering spacious accommodation throughout, situated on a spacious corner plot with landscaped gardens. This Layton style David Wilson Home located in St.Fagans, off Llantrisant Road, offers an open-plan kitchen/dining room which opens onto the rear garden through French doors with feature bay window to front and separate utility room and WC. Also on the ground floor is the lounge and study with upstairs comprising four double bedrooms; the master with en suite shower room, and the family bathroom. All bedrooms include high quality fitted wardrobes. A sunny, Westerly facing landscaped rear garden and larger than average double garage with spacious driveway providing parking for numerous vehicles. EPC Rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1,605 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

Entered via paved pathway with immaculately presented shrub and hedge borders. Access to double garage and driveway. Gated access to rear.

#### HALLWAY

Entered via uPVC double glazed composite door. Telephone point. Rad. Stairs to first floor. Storage cupboard. Doors to kitchen/diner, lounge, study/playroom and wc.

#### KITCHEN/DINER/LIVING

19' 9" x 13' 4" (6.037m x 4.074m)  
A modern fitted Sigma3 kitchen in Pearl White with a range of base and eye level units incorporating under counter one and a half sink unit with drainer and mixer tap and granite work surfaces. Fitted double electric oven, five burner gas hob with extractor hood over and glass splashbacks. Integrated fridge, freezer, dishwasher and wine cooler. Cupboard housing boiler. Door to utility room. Two radiators. uPVC double glazed bay window to front. uPVC double glazed patio doors to rear to garden, plus glazed panels and windows to side.

#### UTILITY ROOM

6' 4" x 5' 3" (1.941m x 1.614m)  
uPVC double glazed Door to rear. A range of base and eye level units with granite work surfaces. Integrated washer/dryer. Radiator.

#### LOUNGE

16' 5" x 12' 2" (5.019m x 3.723m)  
uPVC double glazed doors to side with glazed panels and windows to either side. Two uPVC double glazed windows to side and rear. Two radiators. TV aerial point.

#### STUDY/PLAYROOM

9' 2" x 9' 0" (2.808m x 2.759m)  
uPVC double glazed window to front. Radiator. Fitted storage shelves.

#### CLOAKROOM

6' 2" x 3' 1" (1.903m x 0.946m)  
uPVC obscure double glazed window to side. Low level wc. Pedestal wash hand basin. Part tiled walls. Radiator.

#### FIRST FLOOR

##### LANDING

Airing cupboard housing hot water tank. Radiator. Loft access. Doors to four bedrooms and bathroom.

##### MASTER BEDROOM

16' 9" x 12' 3" (5.111m x 3.742m)  
Two uPVC double glazed windows to either side. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors. Door to ensuite.

##### ENSUITE

6' 8" x 5' 7" (2.043m x 1.704m)  
uPVC obscure double glazed window to rear. Double shower cubicle. Pedestal wash hand basin. Low level wc. Part tiled walls. Heated towel radiator.

##### BEDROOM TWO

12' 6" x 9' 3" (3.829m x 2.829m)  
Two uPVC double glazed windows to front and side. Fitted wardrobes with hanging and shelf space and mirrored doors. Radiator. Additional storage cupboard.



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## BEDROOM THREE

11' 6" x 10' 9" (max) (3.507m x 3.289m)

UPVC double glazed window to front. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors.

## BEDROOM FOUR

11' 2" x 8' 10" (3.427m x 2.701m)

UPVC double glazed window to rear. Radiator. Fitted wardrobes with hanging and shelf space and mirrored doors.

## BATHROOM

8' 8" x 6' 6" (max) (2.654m x 1.984m)

UPVC obscure double glazed window to front. Fully tiled walls. Panelled bath. Separate shower cubicle. Low level wc. Pedestal wash hand basin. Heated towel radiator. Extractor fan.

## OUTSIDE

### REAR GARDEN

Expanding the full width of the plot, this sunny, Westerly facing, private rear garden is mainly laid to lawn with private landscaped seating area surrounded by shrub and hedge borders. Paved patio with access to garage and driveway. Boundary wall and fence. Outside tap.

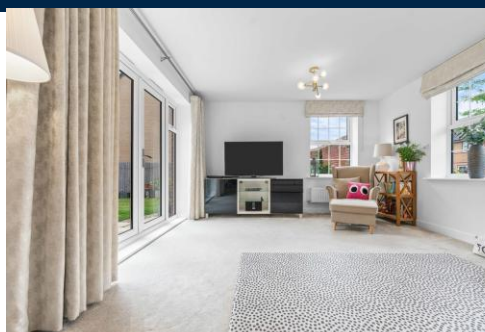
## DOUBLE GARAGE

Larger than average double garage. Two up and over garage doors. Ample storage space. Light and power. Pedestrian door to side.





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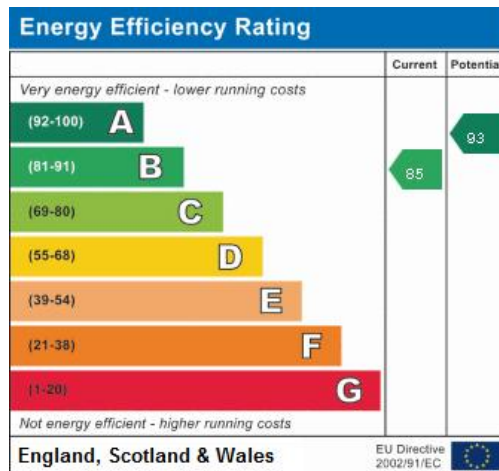
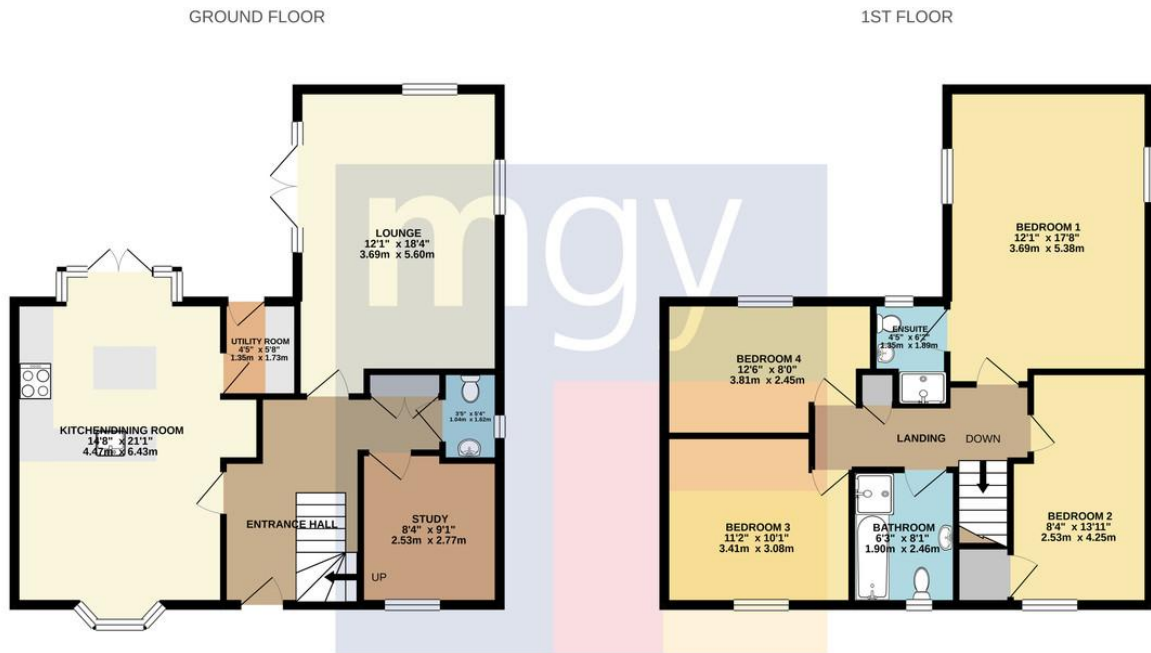




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