



50 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FW

ASKING PRICE OF
£450,000



DETACHED PROPERTY



4



2



3



1

**** FOUR BEDROOM DETACHED ** GARDEN ROOM ** GARAGE **** A bright and well presented four bedroom detached family home in a modern sought after development, offering tranquil doorstep walks and close to local transport links. Entrance hallway, cloakroom, spacious lounge, modern fitted kitchen and dining room with integrated appliances, utility room and garden room. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. UPVC double glazing. Lawned rear garden. Long driveway leading to garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,367 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

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 HALLWAY

Approached via a composite entrance door with double glazed window to upper part leading to the spacious entrance hallway. Large storage cupboard with shelving. Staircase to first floor. Window to side. Radiator.

CLOAKROOM

Modern white suite comprising low level wc and wash hand basin. Tiled splash back. Extractor fan. Radiator.

LOUNGE

15' 5" x 11' 1" (4.70m x 3.38m)

Overlooking the entrance approach, a good sized primary reception. Radiator.

KITCHEN AND DINING ROOM

19' 3" x 9' 8" (5.89m x 2.97m)

Well appointed along three sides in light gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Integrated dishwasher. Matching range of eye level wall cupboards. Concealed 'Ideal Logic' gas central heating boiler. Window to rear. Ample space for family dining table. Radiator. French doors to garden room.

GARDEN ROOM

12' 3" x 8' 0" (3.75m x 2.45m)

With patio doors to the rear garden, a good sized additional reception area. Tiled flooring. Electric heater. Door to driveway. Door to garage. Three windows to roof.

UTILITY ROOM

6' 2" x 4' 1" (1.89m x 1.27m)

With worktop to one side. Plumbing for washing machine and space for tumble dryer. Window to side. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Linen storage with shelving.

BEDROOM ONE

10' 10" x 10' 0" (max)(3.32m x 3.05m)

Overlooking the entrance approach, a good sized primary bedroom. Wardrobe recess. Radiator. Ensuite shower room.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin and large shower cubicle with 'Triton' electric shower. Tiled splash back. Extractor fan. Radiator.

BEDROOM TWO

10' 2" x 10' 0" (3.11m x 3.05m)

Overlooking the rear garden, a second double bedroom. Radiator.

BEDROOM THREE

9' 6" x 8' 11" (max)(2.92m x 2.72m)

Aspect to front, a good sized third bedroom. Radiator.

BEDROOM FOUR

9' 0" x 6' 10" (2.75m x 2.09m)

Aspect to rear, a good sized fourth bedroom. Radiator.



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FAMILY BATHROOM

6' 4" x 5' 6" (1.95m x 1.68m)

Quality white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled splash back. Obscured glass window to side. Extractor fan. Radiator.

OUTSIDE

REAR GARDEN

Area of lawn with borders of low level laurels. Paved stepping stones. Area of decorative stones to rear of garage. Enclosed by timber fencing.

FRONT GARDEN

Paved pathway to front door. Decorative stones to front. Laurel hedge to front boundary. Three car driveway to side leading to garage.

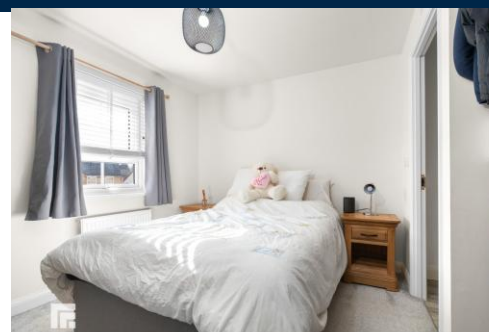
GARAGE

19' 9" x 10' 11" (6.02m x 3.35m)

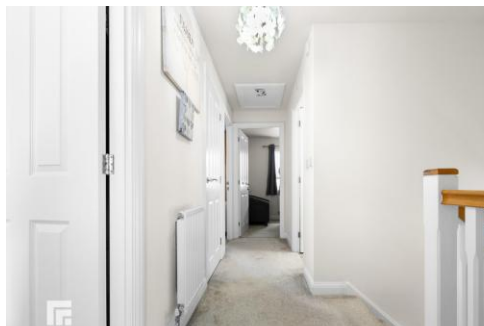
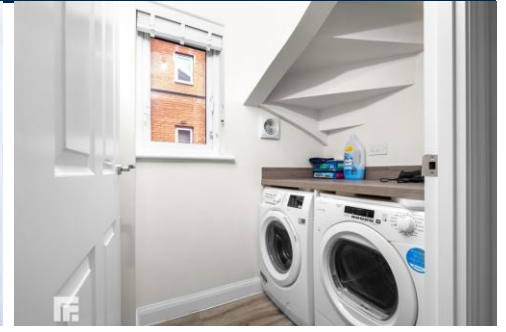
With up and over access door. Power and lighting. Tiled flooring. Door to garden room.



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GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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