

115 Trem Y Rhyd, St. Fagans, Cardiff, CF5 6FT



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£510,000



Detached Property

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Property Description

**** MODERN FOUR BEDROOM DETACHED ** PRIVATE DRIVEWAY LOCATION LOOKING ONTO WOODLANDS **** A beautifully presented modern four bedroom detached family home built by David Wilson Homes, in the popular and sought after development tucked away on a private keyblock driveway with just two other houses. Entrance hallway, cloakroom, bay fronted lounge, large kitchen and family dining room, utility room. To the first floor are four double bedrooms, principal ensuite shower room and a separate family bath and shower room. Gas central heating, uPVC double glazing. Landscaped rear garden comprising paved patio, lawn and decked relaxation area. Keyblock driveway. EPC Rating: B

Tenure Freehold

Council Tax Band G

Floor Area Approx 1,588 sq.ft.

**Viewing Arrangements
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

Approached via a composite entrance door with double glazed window to upper part leading to the entrance hallway, staircase to first floor, radiator, doors to cloakroom and lounge.

CLOAKROOM

Quality white suite comprising low level wc, wash hand basin. Storage cupboard. Radiator. Tiled splash back. Extractor fan.

LOUNGE

16' 4" x 12' 5" (into bay) (5.00m x 3.80m)
With bay fronted window, a good sized principal reception. Additional window to side. A spacious under stairs storage cupboard. Two radiators

KITCHEN AND FAMILY ROOM

19' 4" x 15' 8" (max) (5.90m x 4.80m)
An excellent sized kitchen and family dining room. The kitchen is well appointed along two sides in light fronts beneath woodgrain finish laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset five ring gas hob with cooker hood above. Integrated oven and grill. Integrated dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Glass splash back behind hob and matching worktop upstand to remaining worktop splashback. Rear bay with french doors to the rear garden. Ample space for family dining and seating area. Recessed spotlights. Two radiators. Door to utility room.

UTILITY ROOM

10' 2" x 5' 5" (3.12m x 1.67m)
Well appointed along two sides in light units with laminate worktops above. Plumbing for washing machine. Space for additional freezer, fridge or tumble dryer. Matching range of eye level wall cupboards. Concealed ideal logic gas central heating boiler. Door to rear garden. Radiator.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious central landing area. Access to boarded roof space with lighting via retractable ladder. Large airing cupboard with hot water cylinder and shelving.

BEDROOM ONE

12' 5" x 12' 1" (3.80m x 3.69m)

With windows to side and front, enjoying woodland views, a good sized principal double bedroom. Range of fitted bedroom furniture including wardrobes, bed side tables and dressing table. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Obscured glass window to front. Heated towel rail. Extractor fan.

BEDROOM TWO

11' 5" x 11' 2" (3.48m x 3.42m)

Overlooking the entrance approach and woodlands, a second double bedroom. Range of fitted wardrobes to one side. Radiator.

BEDROOM THREE

13' 9" x 11' 6" (max)(4.21m x 3.51m)

BEDROOM FOUR

11' 8" x 8' 7" (3.56m x 2.62m)

Aspect to rear, a fourth double bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

9' 11" x 6' 1" (3.04m x 1.87m)

Modern white suite comprising low level wc, wash hand basin, panelled bath and large

shower cubicle with chrome shower. Recessed spotlights. Wall tiling to splash back areas. Obscured glass window to rear. Extractor fan. Heated towel rail.

OUTSIDE

REAR GARDEN

An attractive rear garden enjoying woodland views to the side. Comprising slate effect paved patio leading onto an area of lawn with neat borders of plants and shrubs. Additional paved patio and decked relaxation areas. Brick wall to two boundaries with the remaining being timber fencing. Access to side.

FRONT GARDEN

Comprising lawn and well tended beds of plants and shrubs. Keyblock driveway to front. Access to side. Outside lighting. Outside power points.

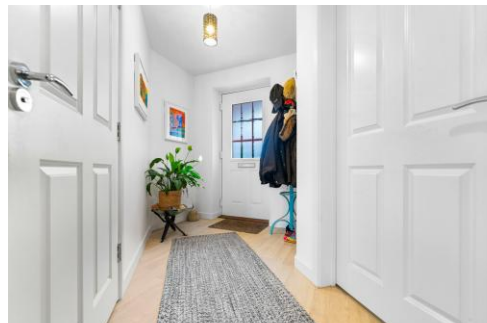
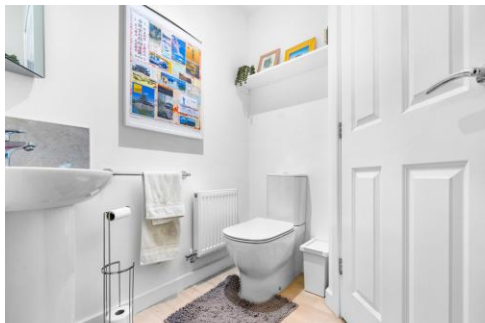
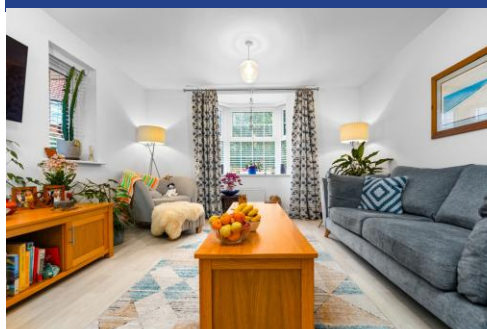
GARAGE

With up and over access door.

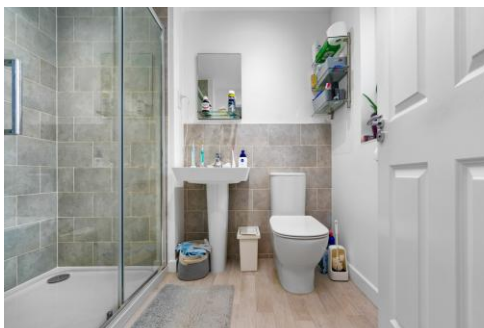
ADDITIONAL INFORMATION

Site maintenance for upkeep of the development is approx £200 per annum.

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TOTAL FLOOR AREA: 1588 sq.ft. (147.5 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	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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