



11 TREM Y RHYD
ST. FAGANS
CARDIFF CF5 6FT

ASKING PRICE OF
£400,000



DETACHED PROPERTY



3



2



3



1

****DETACHED PROPERTY**THREE BEDROOMS**GARAGE AND DRIVEWAY**Cul DE SAC**** A beautifully presented three bedroom detached property. Entrance hallway, lounge, kitchen/dining room and WC. To the first floor; principal bedroom with en-suite, a second double bedroom, family bathroom and third bedroom. Landscaped rear garden with gate leading to driveway with parking for two vehicles. Single garage. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX:

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

Entered via a modern composite door, tiled flooring. Radiator. Storage cupboard. Half turning staircase leading to first floor. Doors to lounge, kitchen/dining room and WC

CLOAKROOM

5' 10" x 3' 1" (1.78m x 0.96m)

1.78 X 0.96

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap. Extractor fan. Radiator. Tiled splashbacks and flooring.

LOUNGE

16' 4" x 10' 8" (5.00m x 3.26m)

A good sized family lounge. Two radiators. Window to front. Windows and double French doors to rear.

KITCHEN/DINING ROOM

16' 7" x 8' 9" (5.06m x 2.69m)

Appointed along two sides, off white sheer style eye and low level cupboards beneath quality laminate worktops, stainless steel dining with chrome mixer tap and side drainer, integrated four ring gas hob, single oven, extractor hood, integrated dishwasher and washing machine. Additional cabinet to side with integrated fridge/freezer and tall cupboard. Concealed wall hung 'Ideal' combi boiler. Ample space for dining room table. Double French doors opening into the beautifully landscaped rear garden. Radiator. LVT flooring.

FIRST FLOOR

LANDING

Access to part boarded loft space. Large storage cupboard. Window to rear. Doors to all rooms.

BEDROOM ONE

10' 10" x 10' 9" (3.31m x 3.28m)

A well presented principal bedroom. Built on mirrored sliding door wardrobes, radiator. Window to rear. Door to en-suite.

ENSUITE

7' 6" x 4' 9" (2.31m x 1.45m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, large shower cubicle with glass sliding doors, 'Mira' chrome shower, chrome heated towel rail, extractor fan and shaving point. Tiled splashbacks and flooring. Obscured glass window to front.

BEDROOM TWO

8' 9" x 8' 6" (2.67m x 2.61m)

A second double bedroom. Build in mirrored sliding doors opening into wardrobes. Radiator. Window to front.

BEDROOM THREE

8' 9" x 6' 11" (2.69m x 2.13m)

A third bedroom. Quality laminate flooring. Radiator. Window to rear.

FAMILY BATHROOM

7' 6" x 6' 2" (2.31m x 1.88m)

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

OUTSIDE

REAR GARDEN

A beautifully landscaped, well maintained rear south west facing garden bordered by a timber fence. Large lawn area bordered by wooden sleepers. Paved patio with stone pathway. Outside tap. Outside power socket. Timber gate to side leading to driveway and garage.

FRONT GARDEN

Bordered by mature shrubs, laid to lawn with paved pathway leading to front door. Driveway with parking for two vehicles in tandem in front of garage.

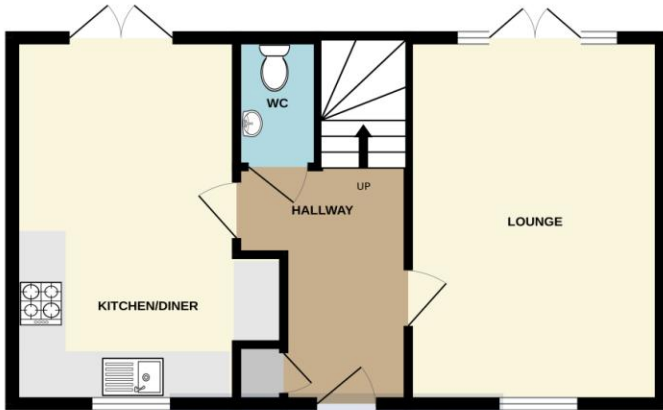


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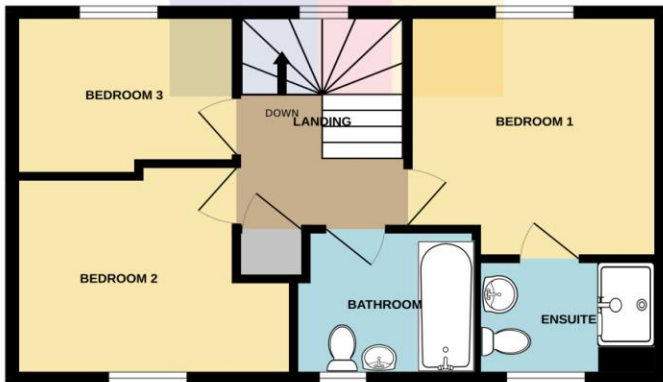


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GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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