



**3 TREM Y RHYD**  
**ST. FAGANS**  
**CARDIFF CF5 6FT**

ASKING PRICE OF  
**£365,000**



**SEMI-DETACHED PROPERTY**



**3**



**2**



**3**



**1**

**\*\* THREE BEDROOM FAMILY HOME \*\***  
**SOUTH FACING GARDEN \*\* TWO CAR SIDE BY SIDE DRIVEWAY \*\*** A bright and spacious end of terrace family home in a sought after modern development being close to amenities and transport links. Entrance hallway with two storage cupboards, cloakroom, large lounge, spacious kitchen and dining room with french doors to the garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating, double glazing. Delightful south facing, paved patio and lawned side garden. Two car side by side driveway to front. EPC Rating: B

#### 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 leading to the spacious entrance hallway. Staircase to first floor with large under stairs storage cupboard. Additional storage cupboard. Quality LVT flooring. Radiator.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Wall tiling to half height. Extract fan. Vinyl flooring. Radiator.

#### LOUNGE

16' 2" x 10' 2" (4.95m x 3.10m)  
Overlooking the entrance and window, an excellent sized primary reception. LVT flooring. Two radiators.

#### KITCHEN AND DINING ROOM

16' 2" x 10' 3" (4.94m x 3.14m)  
Well appointed along three sides in white high gloss fronts with chrome handles beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above. Integrated oven. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Wall cupboard housing the 'Ideal Logic' combi gas central heating boiler. Herringbone effect tiled splashback. Recessed spotlights. Windows to front and side with french doors opening to the delightful garden. Ample space for family dining table. LVT flooring. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 916 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the spacious central landing. Access to roof space. Radiator.

##### BEDROOM ONE

13' 9" x 12' 8"(max) (4.21m x 3.88m)  
With windows to front and side, an excellent sized primary bedroom. Radiator. Door to ensuite.

##### ENSUITE SHOWER ROOM

6' 10" x 4' 8" (2.09m x 1.43m)  
Quality white suite comprising low level wc, wash hand basin, shower cubicle with folding screen door and 'Mira' shower above. Wall tiling to splash back areas. Obscured glass window to front. Extractor fan. Electric shaver point. Radiator.

##### BEDROOM TWO

12' 3" x 8' 7"(max) (3.75m x 2.62m)  
With windows to front and side, a good sized second double bedroom. Large over stairs storage cupboard. Radiator.

##### BEDROOM THREE

7' 3" x 6' 9" (2.23m x 2.07m)  
With window to side. Radiator.

##### FAMILY BATHROOM

7' 7" x 6' 2" (2.32m x 1.90m)  
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and swivel shower screen. Wall tiling to splash back areas. Obscured glass window to side. Extractor fan. Radiator.

##### OUTSIDE

##### REAR GARDEN

A delightful south facing rear garden comprising large paved patio leading onto an area of lawn with rear timber decked relaxation area. Part enclosed by brick wall and timber fencing. Timber gate to side giving access to front.

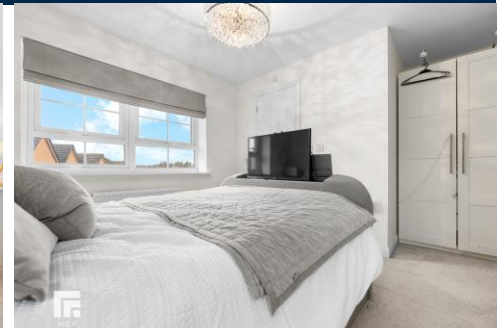
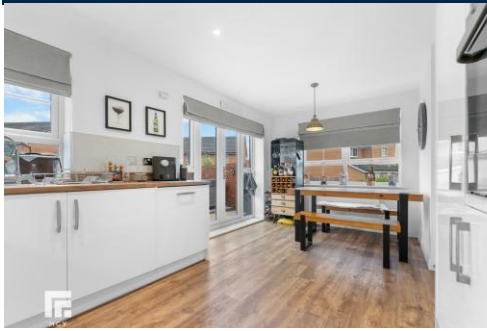
##### FRONT GARDEN

Paved steps to front door with large areas of slate chippings to side and Laurel hedgerow to front boundary. Large keyblock driveway with side by side parking for two cars. EV Car charger. Timber gate leading to garden.

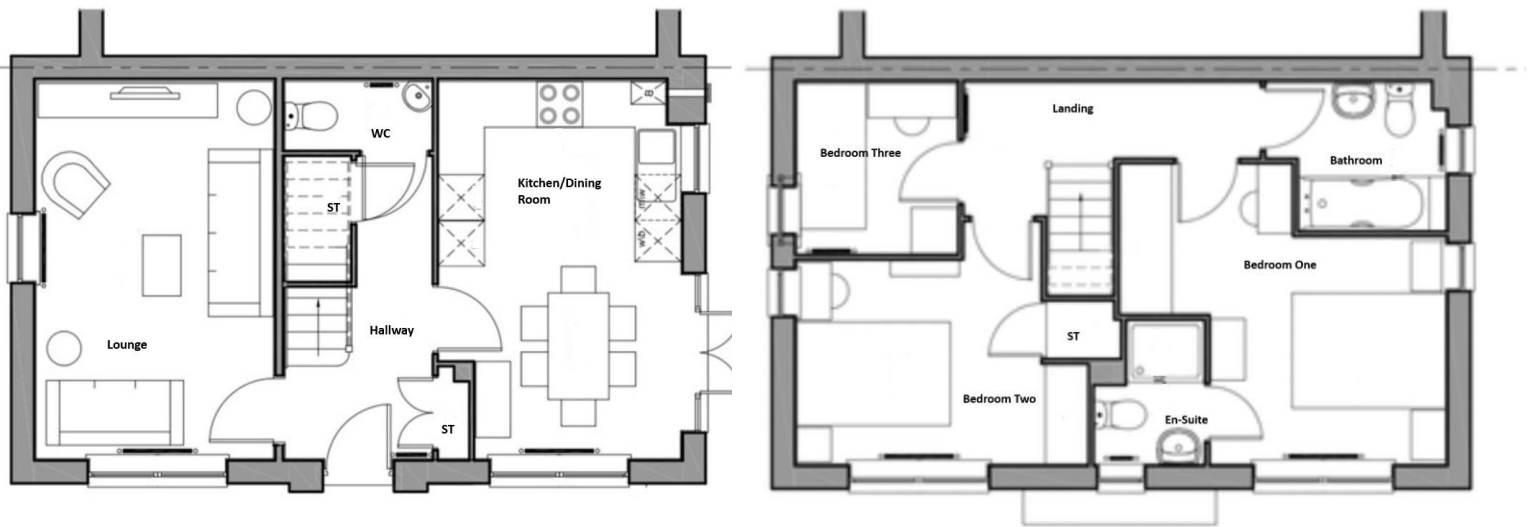




## 3 TREM Y RHYD, ST. FAGANS, CARDIFF, CF5 6FT



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(916 SQ FQ approx.)

Score	Energy rating	Current	Potential
92+	A		95 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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