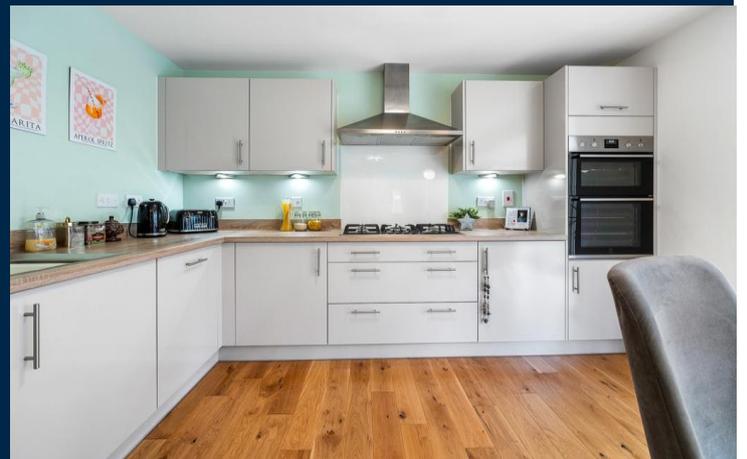




102 TREM Y RHYD  
ST. FAGANS  
CARDIFF CF5 6FW

ASKING PRICE OF  
**£525,000**



DETACHED PROPERTY



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**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 1588 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

**\*\* FOUR BEDROOM DETACHED \*\* 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. 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. Driveway leading to garage. 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.

**ENTANCE**

Entered via double driveway to front door. Access to garage, gated access to rear garden.

**HALLWAY**

11' 0"(max) x 6' 3" (3.37m x 1.91 m)  
Entered via double glazed composite front door into hallway. Doors to lounge, kitchen/diner and WC. Oak wood flooring. Radiator. Stairs to first floor.

**LOUNGE**

16' 6"(into bay) x 12' 5" (5.03m x 3.81m)  
uPVC double glazed window to front with pleasant outlook, and window to side. Two radiators. Door to under stair storage cupboard.

**KITCHEN/DINER**

19' 4" x 15' 11" (5.91m x 4.86m)  
A superb entertaining space with kitchen to include a wide range of base and eye level units incorporating stainless steel sink and drainer, with complementary work surfaces. Integrated fridge/freezer and dishwasher. Fitted electric double oven and five burner gas hob with extractor hood over. Oak wood flooring. Feature bay to rear with uPVC double glazed windows to side, and French patio doors to rear garden. Space for dining table/sofa. Two radiators. Door to utility room.

**UTILITY ROOM**

10' 2" x 5' 6" (3.11m x 1.69m)  
Fitted base and eye level units with cupboard housing gas combination boiler. Space for washing machine and tumble dryer. Oak wood flooring. Double glazed composite door to rear garden. Radiator.

**CLOAKROOM**

5' 3" x 4' 8" (max)(1.62m x 1.44m)  
Modern low level WC and pedestal wash hand basin. Radiator. Storage cupboard. Extractor fan.

**FIRST FLOOR**

**LANDING**

A spacious landing with doors to four double bedrooms and bathroom. Airing cupboard. Radiator. Loft access.

**BEDROOM ONE**

12' 6" x 12' 1" (3.82m x 3.69m)  
uPVC double glazed window to front and side. Radiator. Door to en-suite.

**ENSUITE**

7' 6" x 5' 8" (2.29m x 1.73m)  
The suite comprises low level WC, pedestal wash hand basin and double shower cubicle with sliding glass door. Tiled splash backs. uPVC double glazed window to front. Ladder radiator. Extractor fan.

**BEDROOM TWO**

13' 9" x 13' 3" (max)(4.21m x 4.05m)  
uPVC double glazed window to front. Laminate wood flooring. Radiator.

**BEDROOM THREE**

13' 9"(max) x 11' 7" (4.21m x 3.54m)  
uPVC double glazed window to rear. Radiator.

**BEDROOM FOUR**

11' 9" x 9' 9" (max)(3.60m x 2.98m)  
uPVC double glazed window to rear. Radiator.



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## BATHROOM

9' 11" x 6' 1" (3.03m x 1.86m)

Low level WC, pedestal wash hand basin and double shower cubicle with sliding glass door. Tiled splash backs. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with paved patio. Boundary wall and fence.

### GARAGE

A single up and over garage door. Light and power.



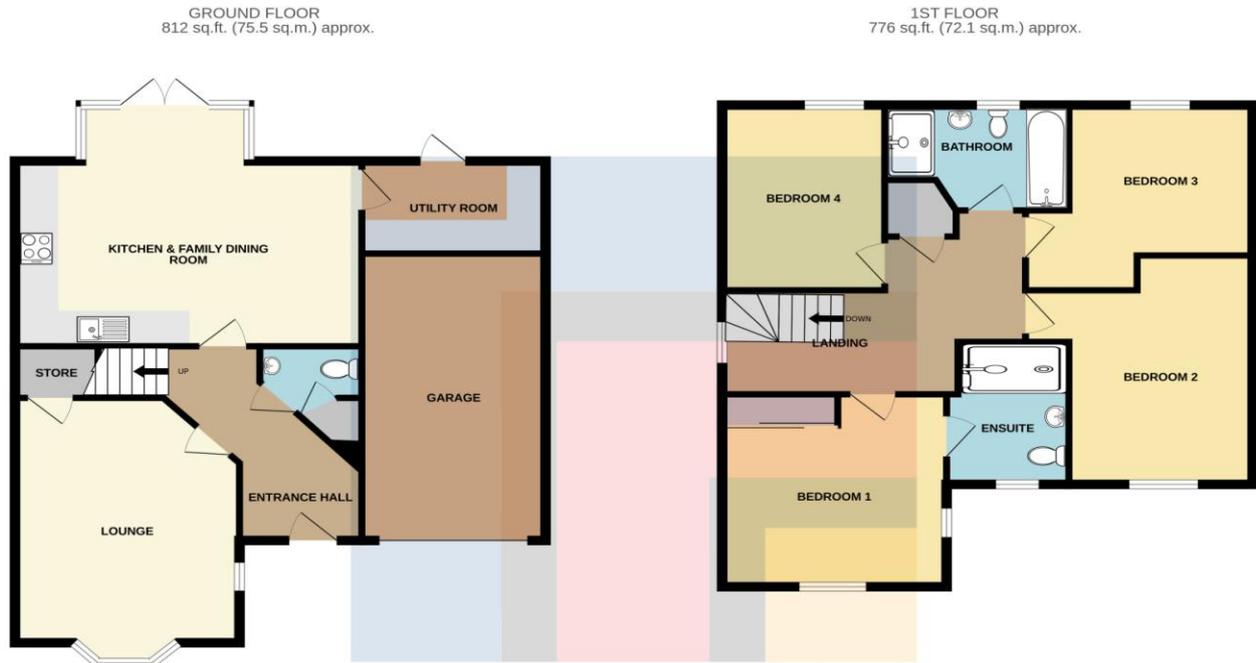
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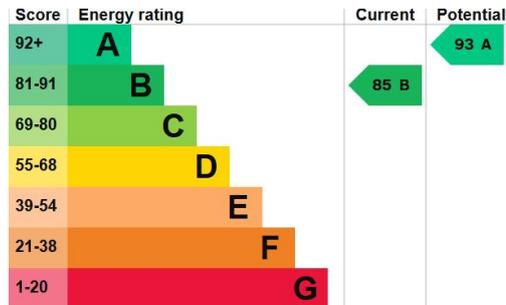
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TOTAL FLOOR AREA: 1588 sq.ft. (147.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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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**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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