

Trem Y Coed

MULBERRY GROVE, ST. FAGANS, CARDIFF, CF5 6FA

GUIDE PRICE £350,000

**Hern &
Crabtree**



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No Chain. Nestled on the corner of this no through road on the popular newly built development in Mulberry Grove in St Fagans is this three bedroom detached home. Beautifully presented throughout, with a lovely rear garden and a double tandem drive way, this home will make a wonderful home for a family or first time buyer.

Built in 2017 by Charles Church as part of this sought-after heritage development located in St. Fagans, the well balanced accommodation briefly comprises: Entrance Hall, Cloakroom. Open Kitchen/Diner and Lounge to the ground floor. To the first floor are Three Bedrooms with an En-Suite to Bedroom One and a family Bathroom.

Mulberry Grove is a collection of recently built homes in the highly regarded St Fagans area of Cardiff. St Fagans is a charming village situated on the western edge of Cardiff and is best-known for its open-air National Museum of History as well as being within close proximity of Culverhouse Cross that offers an excellent array of shops and amenities. There is also good link roads to the M4. Internal viewings are an absolute must!



955.00 sq ft

Entrance

Entered via a composite door into the hallway.

Hallway

Stairs to the first floor with understairs storage cupboard. Radiator. Wood flooring.

Cloakroom

W/c and wash hand basin. Radiator. Wood flooring.

Lounge

9'8" x 18'5"

Double glazed window to the front and side. Two double glazed French doors to the side. Radiator. Wood flooring.

Kitchen/Diner

9'3" x 18'5"

Double glazed windows to the front and side. The kitchen is fitted with wall and base units and worktops. Integrated four ring gas hob and electric oven and grill. Integrated dishwasher, washing machine and fridge freezer. Stainless steel sink and drainer. Radiator. Wood flooring. Cupboard housing gas combi boiler.

FIRST FLOOR

Stairs from the entrance hall.

Landing

Banister. Radiator. Loft access hatch. Storage cupboard.

Bedroom One

9'11" x 13'7"

Double glazed window to the side. Radiator. Built in wardrobe. Door to en-suite.

En-suite

4'7" x 8'7" max

Obscure double glazed window to the front. Shower, w/c and wash hand basin. Laminate flooring. Tiled walls.

Bedroom Two

9'4" x 11'4"

Double glazed window to the front Radiator. Built in wardrobe.

Bedroom Three

6'9" x 9'4"

Double glazed window to the side. Radiator.

Bathroom

6'6" x 7'6"

Obscure double glazed window to the side. Bath with power shower over, wash hand basin and w/c. Tiled walls. Laminate flooring. Radiator.

OUTSIDE

Rear

Enclosed rear garden with wooden fencing and wall. Paved patio sitting area and mainly to lawn. Flower beds. Shed. Pedestrian wooden gate leading to parking space.

Front

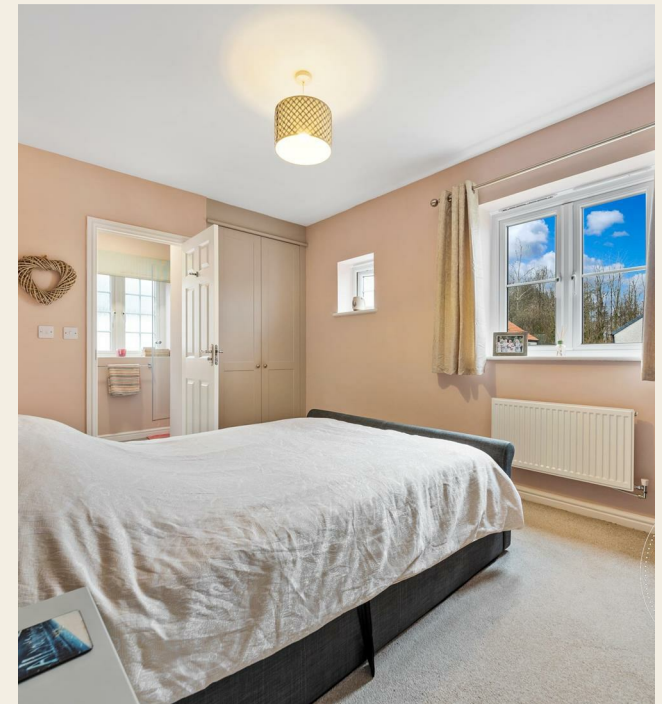
Footpath to the front.

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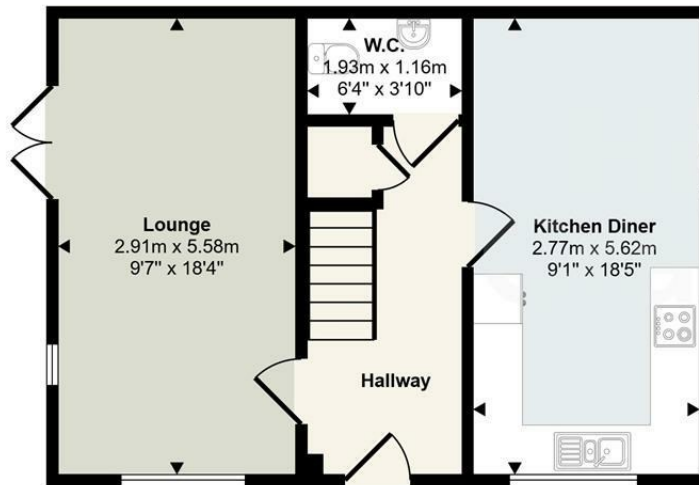
Additional Information

We have been advised by the vendor that the property is Freehold.
Epc - B
Council Tax -

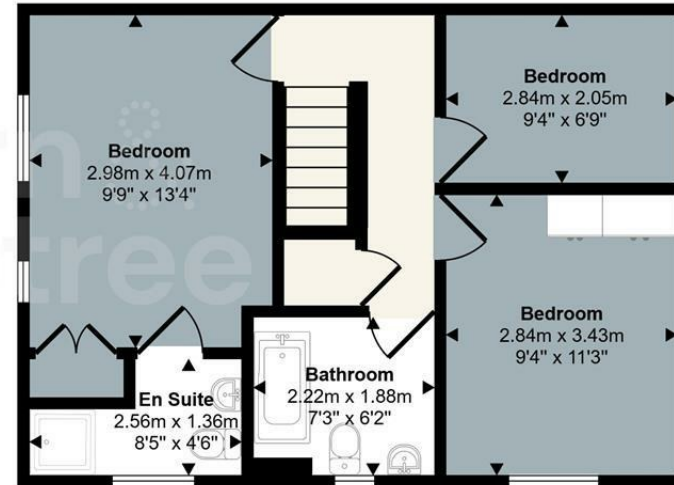




Approx Gross Internal Area
89 sq m / 955 sq ft



Ground Floor
Approx 44 sq m / 476 sq ft



First Floor
Approx 45 sq m / 479 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	83	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 555 198

llandaff@hern-crabtree.co.uk

hern-crabtree.co.uk

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ



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