

Trem Y Graig

CAPEL LLANILLTERN, CARDIFF, CF5 6GL

GUIDE PRICE £389,950

**Hern &
Crabtree**



Trem Y Graig

No chain. A beautifully presented three-bedroom detached family home, ideally positioned in what is arguably the best location on this modern development. Set along a private driveway and enjoying a pleasant outlook over woodland to the front, this attractive property offers spacious and well-appointed accommodation, making it an ideal family home.

The ground floor comprises an entrance hallway, a spacious lounge with French doors opening onto the exceptionally generous rear garden, and a kitchen/diner fitted with integrated appliances. A separate utility room and a convenient cloakroom complete the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom serves the remaining bedrooms.

Externally, the property boasts an attractive, landscaped and level rear garden, featuring a paved patio area and high-quality artificial lawn, providing an excellent space for relaxing and entertaining. To the front, a long private driveway provides ample off-road parking and leads to the garage.

Trem Y Graig is a quiet street perfectly tucked away off Llantrisant Road and is located a stone's throw away from Creigiau. There is also fantastic public transport links to and from Cardiff City Centre via Bus. It is also placed within easy access of the M4. Internal viewings are highly recommended!



Approx 1146.00 sq ft

Council Tax Band: F

Entrance Hall

Entered via a double glazed composite front door, radiator, stairs to the first floor.

Lounge

Double glazed window to the front, double glazed French doors to the garden, radiator, coved ceiling, electric fireplace.

Kitchen/Dining Room

Double glazed window to the front and to the rear, wall and base units with worktop over, gas hob with extractor fan above and oven beneath, integrated fridge and freezer, integrated dishwasher, double sink with mixer spray tap, LED lighting, coved ceiling, radiators, laminated flooring.

Utility

Double glazed back door, base unit with kitchen worktop, glass display cabinet, space for fridge, space for washing machine, boiler, radiator, laminate flooring.

Cloakroom

Fitted with w. and wash hand basin, radiator, laminate flooring.

First Floor Landing

Stairs rise from the hall, double glazed window to the rear, access to loft space, radiator, storage cupboard with shelving.

Bedroom One

Double glazed window to the front and the rear, radiators, dado rail, paneled wall with wall lights, door to en suite.

En Suite

Double obscure glazed window to the front, shower with sliding door, w.c and vanity wash hand basin, radiator, laminate flooring.

Bedroom Two

Double glazed window to the front, radiator.

Bedroom Three

Double glazed window to the rear, radiator.

Bathroom

Double obscure glazed window to the front, bath, w.c and vanity wash hand basin, tiled walls, laminate flooring.

Garage

A single garage with roof storage,

Garden

Stone patio sitting area, feature center patio, Astro turf lawn, decked area, outside patio heater, outside lighting, store room transparent roof, power, wooden gate to the side giving access to the garage and driveway.

Front

Small lawn area, tiled path to front door, parking space.

Additional information

All fitting in the house are Chrome and all windows have blinds.

Disclaimer

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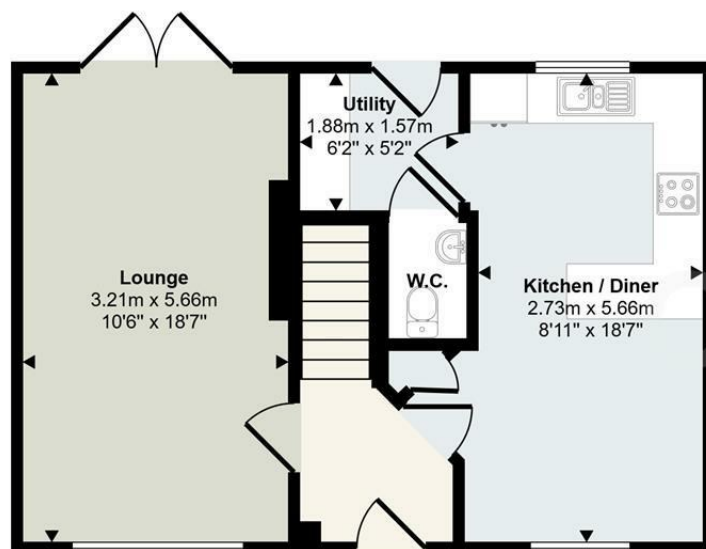
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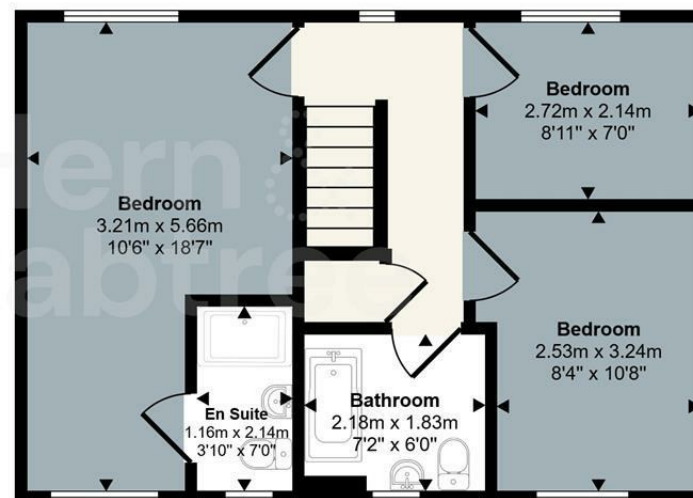


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

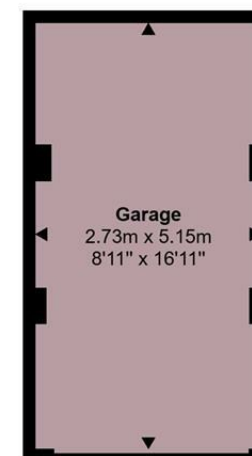
Approx Gross Internal Area
106 sq m / 1146 sq ft



Ground Floor
Approx 47 sq m / 501 sq ft



First Floor
Approx 46 sq m / 493 sq ft



Garage
Approx 14 sq m / 152 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.

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Hern & Crabtree

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