

Trem Y Coed

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

OFFERS IN EXCESS OF £425,000

**Hern &
Crabtree**



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Situated on a peaceful no-through road within the ever-popular Mulberry Grove development in St Fagans, this impressive four-bedroom detached property offers modern family living in a highly desirable location.

Constructed in 2017 by Charles Church, this stylish home is beautifully presented throughout and features a superbly landscaped rear garden, a versatile garden home office, and a double tandem driveway.

The accommodation is well proportioned and thoughtfully arranged, comprising an entrance hallway, downstairs cloakroom, spacious lounge with French doors leading to the garden, and a contemporary open-plan kitchen/dining room perfect for both family life and entertaining. To the first floor are four double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Mulberry Grove forms part of a sought-after heritage development in the charming village of St Fagans, located on the western outskirts of Cardiff. The area is famed for the St Fagans National Museum of History and enjoys excellent access to Culverhouse Cross, offering a wide range of shops, supermarkets, and everyday amenities. The property is also ideally placed for convenient links to the M4 and wider transport network.

A fantastic opportunity to acquire a turnkey family home in a prime location, viewing is highly recommended!

- Four-bedroom detached family home built in 2017 by Charles Church
- Situated on a quiet no-through road within the sought-after Mulberry Grove development
- Spacious open-plan kitchen/diner ideal for modern family living
- Bright lounge with French doors opening onto the landscaped rear garden
- Principal bedroom with en-suite shower room plus a contemporary family bathroom
- Versatile garden home office and double tandem driveway
- Excellent location in St Fagans, close to local amenities, transport links and the M4 motorway
- Must be viewed!



Approx 1305.00 sq ft Council Tax Band: F

Entrance

Entered via a obscure glazed wooden door into the hallway.

Hallway

Stairs to the first floor. Radiator. Tiled floor.

Cloakroom

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

Lounge/Dining Room

Double glazed windows to the front and double glazed patio doors to the rear. Two radiators. Wooden flooring.

Kitchen

Double glazed window to the front and rear. The kitchen is fitted with wall and base units with laminate worksurfaces. Integrated four ring gas hob and oven. Stainless steel sink and drainer. Space for dishwasher. Recess lights. Radiator. Tiled flooring.

Utility

Cupboard housing combi boiler. Sink and drainer. Space and plumbing for a washing machine. Radiator. Tiled flooring.

FIRST FLOOR

Dog leg staircase.

Landing

Wooden banister. Large storage cupboard. Loft access hatch.

Bedroom One

Double glazed window to the front. Radiator. Fitted wardrobes. Door to en-suite.

En-suite

Obscure double glazed window to the rear. Shower, w/c and wash hand basin. Radiator. Wood laminate flooring.

Bedroom Two

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

Bedroom Three

Double glazed window to front. Radiator.

Bedroom Four

Double glazed window to the rear. Radiator.

Bathroom

Obscure double glazed window to the front. Bath with shower, w/c and wash hand basin. Wood laminate flooring. Radiator.

OUTSIDE

Front Garden

Enclosed with railings.

Rear Garden

Enclosed rear garden with timber fencing. Paved patio with Trellis. Astro turf lawn area with flower beds. Cold water tap. Garden shed. Access to the gate via a pedestrian gate.

Former Garage/Garden Room

Converted into an office with recess lights. Wood laminate flooring. Bi fold doors with built in blinds. Power.

Additional

Information/Tenure/Charges

We have been advised by the vendor that the property is Freehold. The management company is Remus. Epc - B Council Tax - F.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies

or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

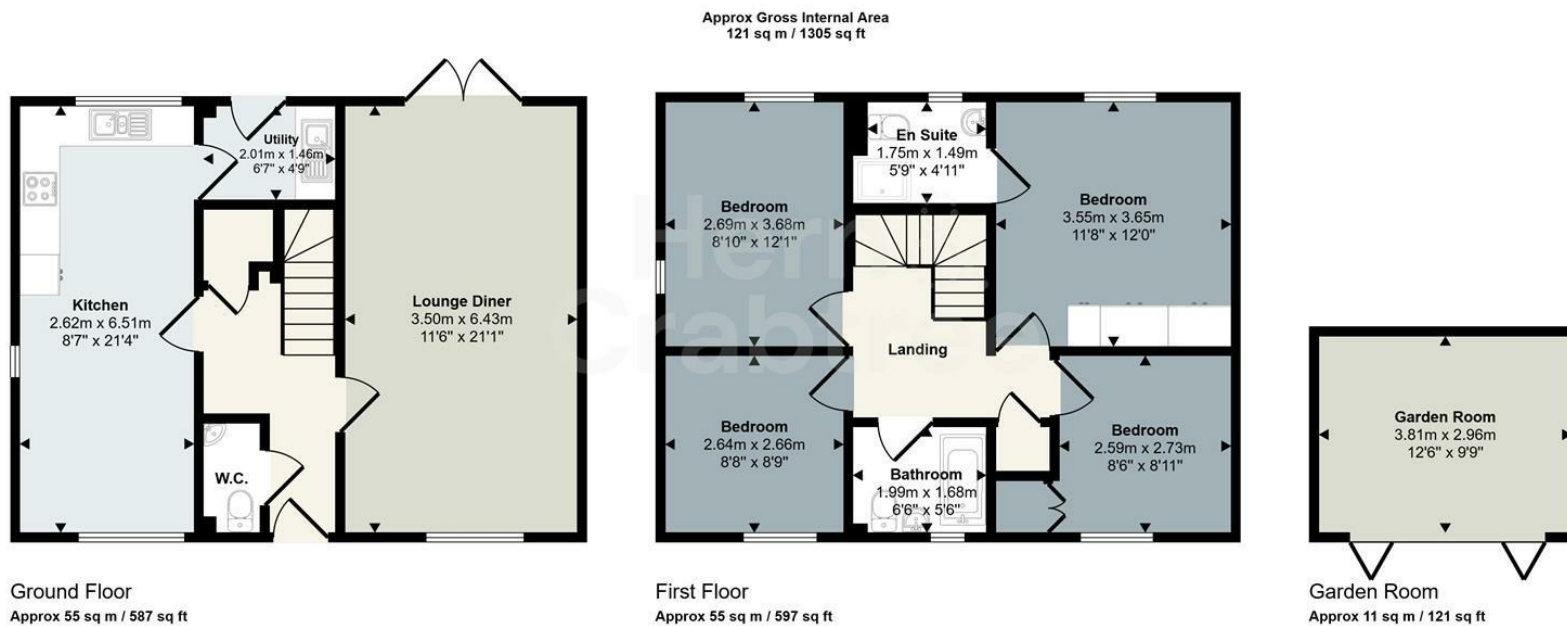
Parking

Double tandem driveway and parking outside.



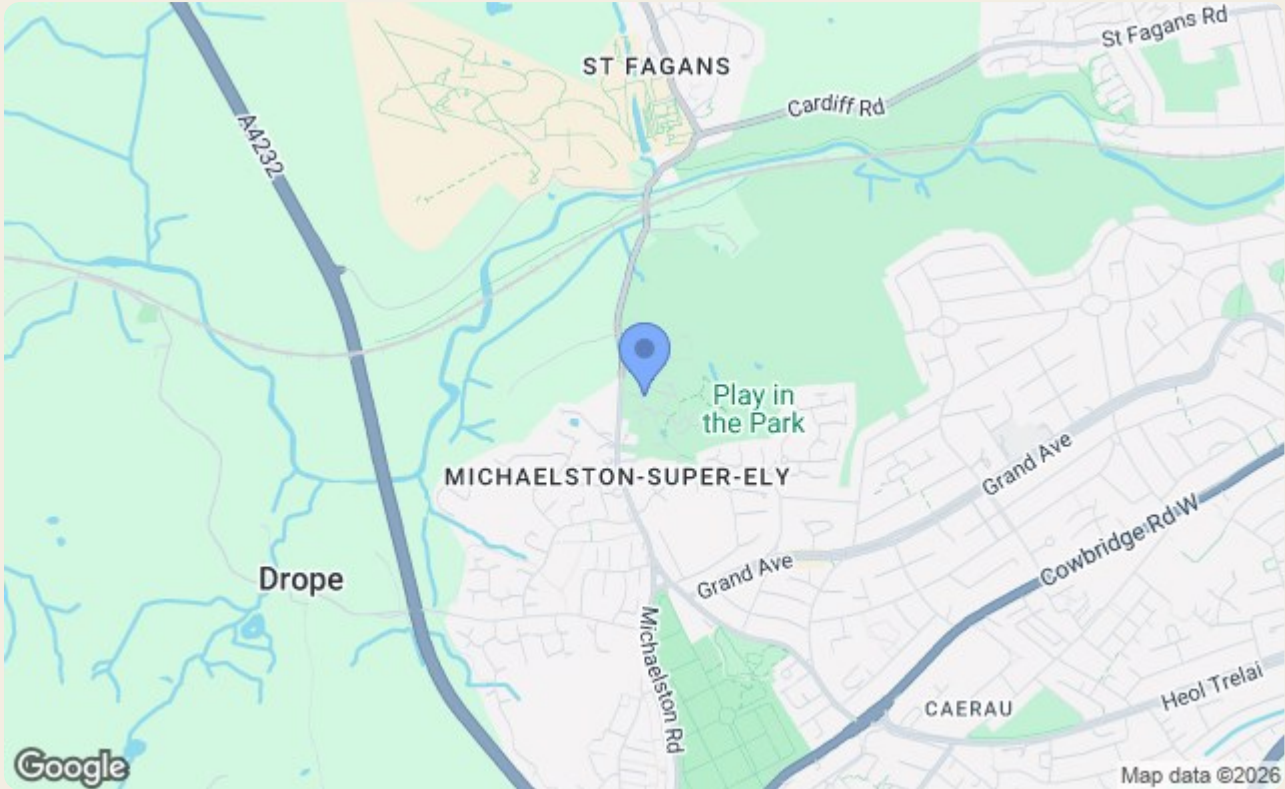






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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