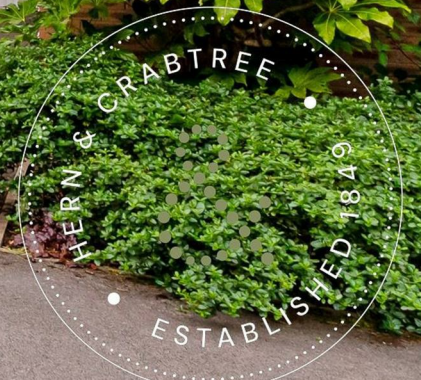


# Trem Y Rhyd

ST. FAGANS, CARDIFF, CF5 6FW

**GUIDE PRICE £360,000**

**Hern &  
Crabtree**





# Trem Y Rhyd

A beautifully presented three bedroom detached house placed on this popular modern development in St Fagans. The open plan kitchen/diner takes centre stage with doors leading out onto the landscaped rear garden and is sure to be popular.

Perfectly positioned on this no through road with a leafy outlook, the accommodation briefly comprises Entrance Hall, Cloakroom, Lounge, Open Plan Kitchen/Diner and Utility Area to the ground floor. To the first floor are Three Good Size Bedrooms with an En-Suite to the Master and Family Bathroom. The property further benefits from off street parking an enclosed rear garden and a single garage.

This development is ideally situated for peaceful living and yet being within close proximity of the M4 and local amenities, including the lovely village of Radyr, as well as the historic village of St. Fagans which is home to the National Museum of Wales. Internal viewings are a must!



**869.00 sq ft**

#### Entrance

Entered via a composite front door with obscure glazed panel, stairs to the first floor with understairs storage, radiator.

#### Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, tiled floor.

#### Living Room

Double glazed window to the front, radiator.

#### Kitchen/Dining Room

Double glazed window to the front and double glazed patio doors, fitted with a range of wall and base units with worktop over, a stainless steel sink and drainer, a four ring gas hob with integrated electric oven and grill, integrated fridge/freezer, integrated dishwasher, cupboard housing the combination boiler, space and plumbing for washing machine situated under the stairs, two radiators, laminate flooring.

#### Utility Area

Situated under the stairs, has space and plumbing for a washing machine

#### First Floor Landing

Stairs to the first floor with double glazed window to the side, two storage cupboards, access to loft space, radiator.

#### Bedroom One

Double glazed window to the front, radiator, fitted wardrobes.

#### En Suite

Double obscure glazed window to the side, walk in shower, w.c. and wash hand basin, heated towel rail, part-tiled walls, tiled floor.

#### Bedroom Two

Double glazed window to the rear, radiator.

#### Bedroom Three

Double glazed window to the rear, radiator.

#### Bathroom

Fitted with a bath and shower over, w.c and wash hand basin, part tiled walls, heated towel rail.

#### Rear Garden

Enclosed by timber fencing, paved patio area, lawn, flower borders, cold water tap.

#### Garage

A single garage with up and over door to the front and power.

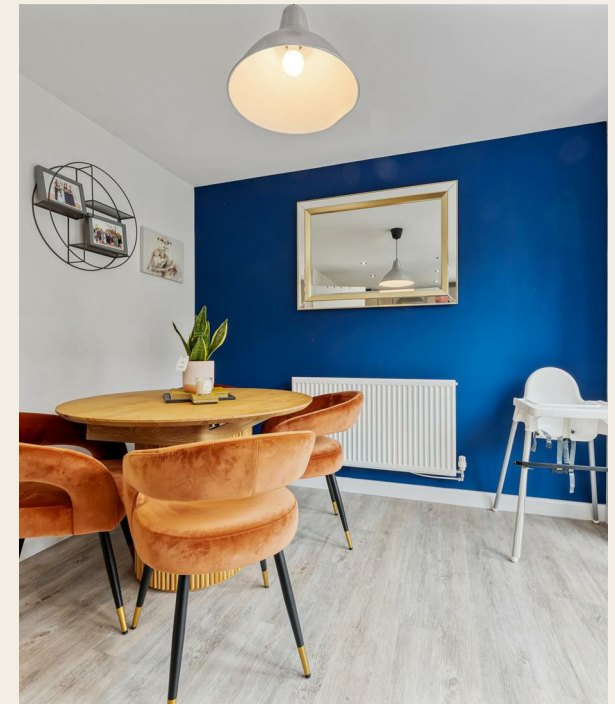
#### Tenure and Charges

We have been advised by the seller that the property is freehold. The sellers have been quoted £120.00 per annum paid to Greenbelt management ( although vendors have not paid anything to date)

#### Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.

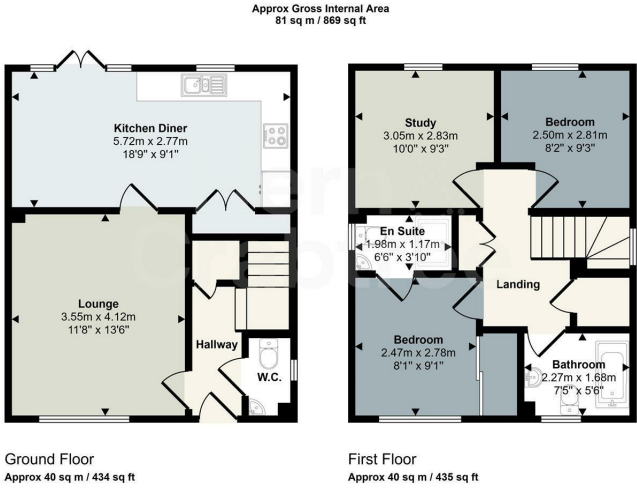




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>83</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.



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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