Trem Y Coed

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

GUIDE PRICE £360,000

Hern & Crabtree



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No Chain. Perfectly positioned on this no through road on the popular newly built development in Mulberry Grove in St Fagans is this three bedroom detached home.
Completed in 2018 by Charles Church as part of this sought-after heritage development located in St. Fagans.

Beautifully presented with lovely rear enclosed garden and side fenced garden, and a double gated tandem driveway, this home will make a wonderful home for a family or first time buyer. "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!











Approx 980.00 sq ft

Council Tax Band: E

Entrance
Entered via a double glazed pvc door into the hallway.

Hallway
Stairs to the first floor with understairs cupboard. Radiator. Soft grey oak plank Pergo flooring.

Kitchen/Diner
Double glazed window to the front and side with fitted shutters. The kitchen is fitted with wall and base units with laminate worksurfaces. Stainless steel sink and drainer. Integrated washing washer/dryer, dishwasher, fridge and freezer. Integrated four ring gas hob and electric oven and grill and extractor hood. Cupboard housing combi boiler. Space for table and chairs. Radiator. Pergo flooring.

Cloakroom
W/c and wash hand basin. Pergo flooring.

Living Room
Double glazed windows to the front and side. Double glazed patio doors leading out to the rear garden. Radiator. Carpeted flooring.

FIRST FLOOR
Stairs from the entrance hall.

Landing
Loft access hatch. Wooden banister. Radiator. Large linen cupboard.

Bedroom One
Double glazed window to the side with shutters. Radiator. Door to en-suite.

En-suite
Obscure glazed window to the front. Shower, w/c and wash hand basin. Heated towel rail. Pergo flooring.

Bedroom Two
Double glazed window to the front. with shutters. Radiator.

Bedroom Three
Double glazed window to the side with shutters. Radiator.

Bathroom
Obscure double glazed window to the side with shutters. Bath with shower, w/c and wash hand basin. Part tiled walls. Heated towel rail.

Front
Private paved pathway to the front door with shrub planting in front of the garden wall. Gated parking to the side.

Side Garden
Fenced side garden with mature tree and planting.”

Rear Garden
Enclosed rear garden with timber fencing and wall. Lawn area and paved sitting area. Electric. Cold water tap to the side.

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

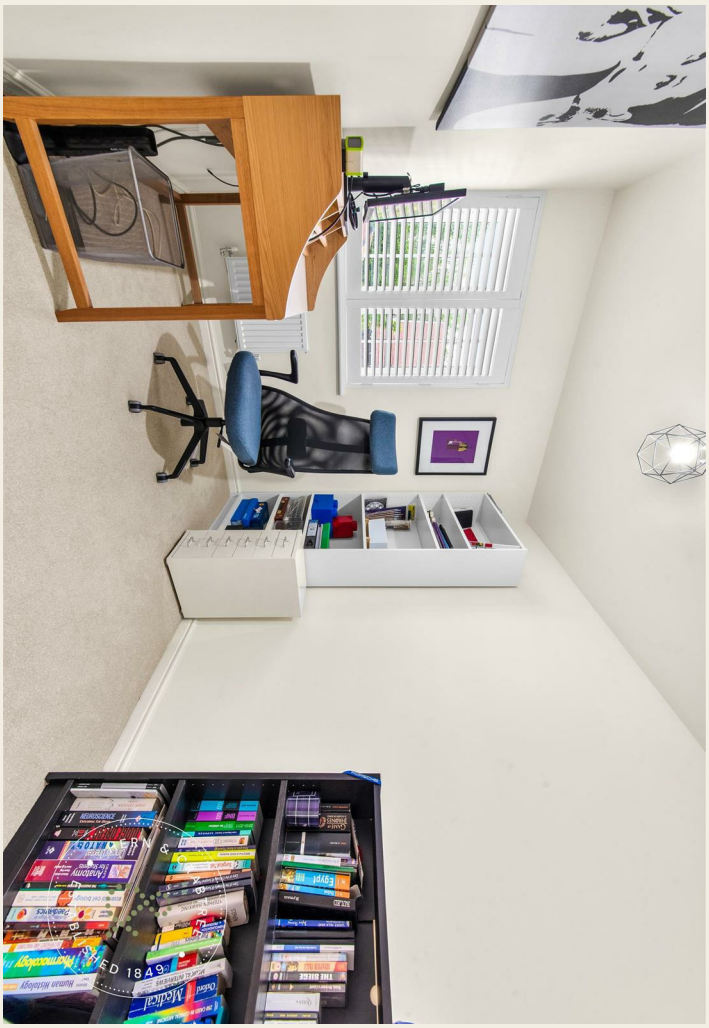
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

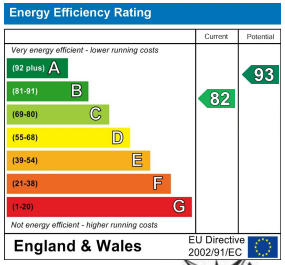




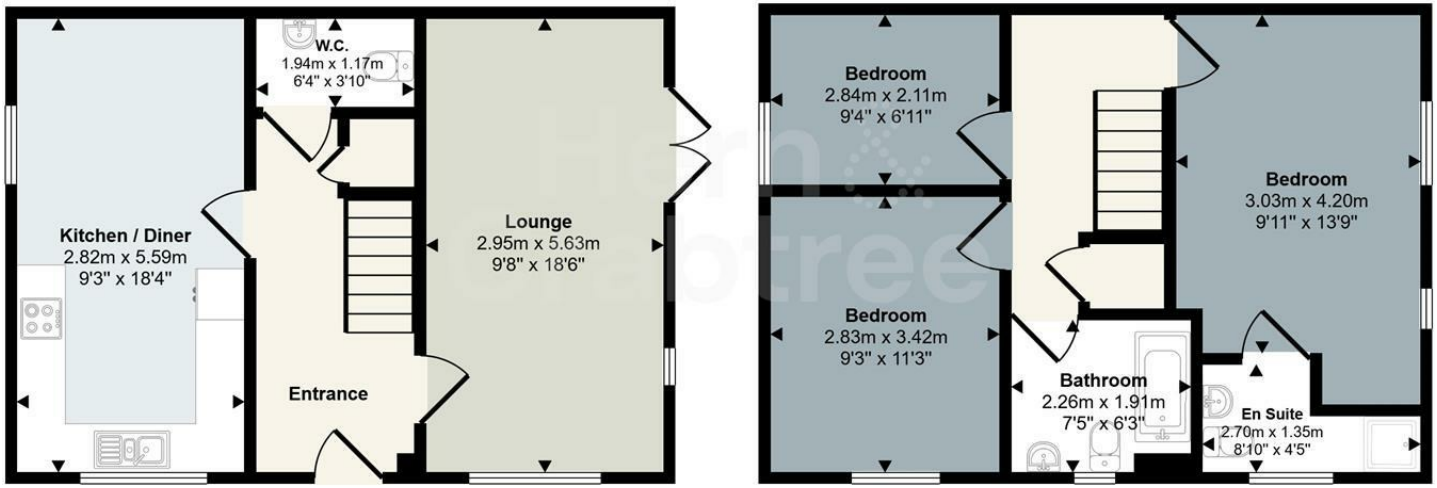








Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 45 sq m / 484 sq ft

First Floor
Approx 46 sq m / 496 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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02920 555 198 llandaff@hern-crabtree.co.uk hern-crabtree.co.uk 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

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