



Trem Y Rhyd, St. Fagans Cardiff CF5 6FW

welcome to

Trem Y Rhyd, St. Fagans Cardiff

A well-presented and spacious family home arranged over two floors. Offering two reception rooms, a modern kitchen/diner with garden access, four bedrooms including an en suite, a family bathroom, and a well-maintained garden with patio areas and access to the driveway and garage.



Entrance Hall

A welcoming entrance hall featuring practical LVT flooring and a radiator for comfort. Useful under-stairs storage is complemented by an additional storage/electric cupboard.

Downstairs Wc

A convenient ground-floor WC and wash hand basin. Finished with LVT flooring and featuring a radiator and towel rail.

Reception Room One

16' 10" Max x 10' 3" Max (5.13m Max x 3.12m Max)

A comfortable reception room with soft carpet flooring and plenty of natural light from the double-glazed window and french doors, which open directly onto the rear garden. The room benefits from two radiators, dimmable ceiling lighting, and ample electric points.

Reception Room Two

11' 10" Max x 8' 3" Max (3.61m Max x 2.51m Max)

A well-proportioned second reception room featuring two double-glazed windows that allow for good natural light. Finished with carpet flooring and a radiator, the space also benefits from ample electric points.

Kitchen/Diner

15' 2" Max x 15' 2" Max (4.62m Max x 4.62m Max)

A well-designed kitchen/dining space fitted with a range of integrated appliances, including a fridge freezer, oven, microwave, dishwasher, and gas hob. LVT flooring provides a practical finish, while two double-glazed windows and patio doors to the garden allow for plenty of natural light and easy access outdoors.

Landing

A carpeted landing area with a double-glazed window. The space includes a radiator for comfort and convenient loft access.

Bedroom One

15' 2" Max x 10' 2" Max (4.62m Max x 3.10m Max)

A well-sized principal bedroom finished with carpet flooring and featuring two double-glazed windows that provide good natural light. The room includes a radiator, a dedicated thermostat for heating control, and direct access to the en suite.

En Suite

6' 7" Max x 3' 10" Max (2.01m Max x 1.17m Max)

A well-appointed en suite bathroom fitted with a tiled walk-in shower, WC, and wash hand basin. The space includes useful storage, a heated towel radiator, and LVT flooring for easy maintenance. A frosted double-glazed window provides natural light.

Bedroom Two

13' 1" Max x 8' 8" Max (3.99m Max x 2.64m Max)

A comfortable double bedroom finished with carpet flooring and featuring two double-glazed windows. The room includes a built-in wardrobe and a radiator.

Bedroom Three

10' 4" Max x 9' 1" Max (3.15m Max x 2.77m Max)

A well-presented bedroom finished with carpet flooring and featuring a double-glazed. The room includes a built-in wardrobe and a radiator.

Bedroom Four

7' 5" Max x 7' 1" Max (2.26m Max x 2.16m Max)

Carpet flooring and featuring a double-glazed window overlooking the garden, The room also includes a radiator

Bathroom

6' 7" Max x 5' 1" Max (2.01m Max x 1.55m Max)

A family bathroom fitted with a bath and overhead waterfall shower, complemented by a glass shower screen. The suite includes a WC and wash hand basin, with mirrored storage providing practical space. Finished with LVT flooring and a radiator.

Garden

A well-maintained rear garden featuring two patio areas, ideal for outdoor seating and entertaining, along with a lawned section. The space includes a

large shed, outdoor lighting, and convenient side access leading to the driveway and garage

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Trem Y Rhyd, St. Fagans Cardiff

- Driveway and garage
- Modern kitchen/diner with integrated appliances
- En suite shower room
- Ground-floor WC
- Two reception rooms

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£475,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CRP108159 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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