



## 32 Trem Y Coed, St. Fagans

£385,000 Freehold

**\*\*DETACHED PROPERTY\*\*THREE BEDROOMS\*\*LANDSCAPED GARDEN\*\*** A well presented 'RHOSILLI' style Charles Church detached family home. Entrance hallway, modern kitchen/diner, lounge and WC. To the first floor, three bedrooms, one with ensuite, family bathroom. Landscaped rear garden. EPC Rating: B  
Council Tax band: TBD

Tenure: Freehold

## LOCATION

Situated on the outskirts of the village of St Fagans, within close proximity of Cardiff City Centre, yet still in a rural setting and within easy access to the M4 link road, Culverhouse Cross and the Llantrisant Road. Also within a short drive or bus ride to Radyr village providing a number of convenient stores, train station, doctors surgery, tennis & golf clubs and highly regarded primary & secondary schools.

## ENTRANCE

Paved pathway to front door. Gravel borders with wrought iron boundary fence, plus side gates to driveway with power points.

## HALLWAY

Entered via double glazed composite front door into hallway. Doors to lounge, kitchen/diner and WC. Stairs to first floor with understair storage cupboard. Tiled flooring. Radiator. Spotlights.

## LOUNGE

Dimensions: 18' 4" x 9' 8" (5.60m x 2.96m). uPVC double glazed window to front and French patio doors to rear garden. Spotlights. Radiator.

## KITCHEN/DINER

Dimensions: 18' 4" x 9' 2" (5.60m x 2.80m). A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and complementary worktops. Feature breakfast bar. Fitted electric Neff microwave/double oven and induction hob with extractor hood over. Integrated fridge/freezer, washing machine, tumble dryer, dishwasher and drinks cooler. Cupboard housing gas central heating boiler. Tiled flooring. Radiator. uPVC double glazed windows to front and side, with French patio doors to rear garden. Spotlights

## COAKROOM

Dimensions: 6' 3" x 3' 10" (1.93m x 1.17m). Low level WC and pedestal wash hand basin. Radiator. Tiled flooring. uPVC double glazed window to rear. Sensor spotlights.

## FIRST FLOOR

## LANDING

Doors to three bedrooms, bathroom and storage cupboard. Loft access. Spotlights. uPVC double glazed window to rear with pleasant outlook.

## BEDROOM ONE

Dimensions: 13' 5" x 9' 11" (4.10m x 3.04m). uPVC double glazed window to front. Radiator. Spotlights. Door to en-suite.

## ENSUITE

Dimensions: 8' 2" x 4' 5" (2.49m x 1.37m). A stylish suite to include low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainfall shower head and glass screen. Ladder radiator. Fully tiled walls. Spotlights and extractor fan. uPVC double glazed window to front.

## BEDROOM TWO

Dimensions: 11' 5" x 9' 4" (3.48m x 2.85m). uPVC double glazed window to front and side. Spotlights. Radiator.

## BEDROOM THREE

Dimensions: 7' 4" (to wardrobes) x 6' 9" (2.24m x 2.08m). uPVC double glazed window to rear. Fitted wardrobes to one wall. Radiator. Spotlights.

## BATHROOM

Dimensions: 7' 3" x 6' 2" (2.21m x 1.90m). A modern suite comprising low level WC, floating vanity enclosed wash hand basin and walk-in shower with rainfall shower head, separate attachment and glass screen. Ladder radiator. Fully tiled walls and floor. Spotlights and extractor fan.

## OUTSIDE

### REAR GARDEN

A landscaped rear garden mainly laid to lawn with full width paved patio, and sunken decked seating area. Stone boundary wall and fencing. Outside lighting, tap and power points. Gate to driveway.







