



85 Trem Y Rhyd, St. Fagans

£695,000 Freehold

A beautifully presented, four-bedroom 'A-rated' detached family home with double garage, situated on a corner plot within a popular modern development near Radyr. Being a 'The Layton' style by the well regarded David Wilson Homes, the accommodation comprises: a welcoming entrance hallway, cloakroom, and a newly fitted premium kitchen featuring a central breakfast bar island alongside ample space for a family dining table. A dedicated study and a spacious lounge with French doors opening to the landscaped rear garden. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, and a separate family bathroom. Gas central heating. Double glazing. Two-car side-by-side driveway with EV charging point leading to the double garage. Efficient property featuring 16 owned solar panels (6.8 kW) and a hybrid DC-coupled battery (10kWh/5kW). EPC rating: A.

Council Tax band: G

Tenure: Freehold

Entrance Hallway

Entered via a modern composite door with obscured glass panel, a welcoming hallway. 'LVT' flooring. Built in storage cupboard housing house battery. Quarter turning staircase with spindles and oak banister leading to first floor. Doors to all rooms.

Kitchen/Dining Room

13' 4" x 19' 11" (4.07m x 6.08m)

Open plan 'Magnet' kitchen/dining room. Appointed along two sides, high and low level solid wood, Wardley style cupboards beneath solid Iroko wood worktops. Large, central island with breakfast bar; stainless steel 1.5 bowl sink with side drainer and 3-in-1 chrome mixer tap including boiling water function; integrated dishwasher, built in recycling bin system and draw. Two double power sockets with USB ports on either side on central island. Integrated four ring induction hob with extractor hood, integrated pyrolytic oven and integrated microwave oven/grill. Space for American style fridge/freezer (waterfeed behind). Ample space for dining room table. Spotlights. Modern three bulb light fitting over breakfast bar. Two matching modern single bulb light fittings over dining area. 'LVT' flooring. Tiled splashbacks. Built in wine rack. Cupboard housing 'Ideal' logic System boiler. Two radiators. Bay window to front. Double French doors with side windows opening into rear garden.

Utility Room

6' 6" x 5' 4" (1.97m x 1.62m)

Appointed along one wall, a range of eye and low level units. Space for washing machine and tumble dryer below laminate worktops. UPVC door to garden. Extractor fan. Radiator.

Lounge

18' 6" x 12' 3" (5.64m x 3.74m)

A good-sized primary reception room with dual aspect windows to side and rear with double French doors leading to garden. Two radiators.

Study

9' 3" x 9' 0" (2.82m x 2.75m)

A good-sized study with window overlooking the front entrance approach. Radiator.

Cloakroom

6' 4" x 3' 1" (1.94m x 0.95m)

A white suite comprising of low level WC and pedestal wash hand basin with tiled splashback. Obscured glass window to side. Radiator.

First Floor Landing

Approached via a quarter turning staircase leading to

Bedroom One

17' 7" x 12' 3" (5.35m x 3.73m)

An exceptional primary bedroom with dual aspect windows overlooking the rear garden and side approach. Door to ensuite. Radiator.

Ensuite

8' 11" x 6' 10" (2.71m x 2.08m)

A modern white suite comprising of low level WC, vanity pedestal wash hand basin. Walk in shower cubicle with glass sliding door and chrome shower head. Tiled splash back areas. Obscured glass window to rear. Recessed spotlights. Extractor fan. Heated towel rail.

Bedroom Two

14' 6" x 9' 3" (4.43m x 2.83m)

Another good sized double bedroom with two windows overlooking the front entrance approach and side. Built in storage cupboard. Radiator.

Bedroom Three

11' 7" x 10' 9" (3.53m x 3.28m)

Another double bedroom with window overlooking the front entrance approach. Radiator.

Bedroom Four

13' 4" x 8' 11" (4.07m x 2.72m)

A fourth double bedroom overlooking the rear garden. Radiator.

Family Bathroom

8' 11" x 6' 7" (2.71m x 2.00m)

A modern white suite comprising of low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap. Walk in, fully tiled shower cubicle with folding glass doors and chrome shower head. Obscured glass window to front. Tiled to splash back areas. Extractor fan. Heated towel rail.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

An enclosed rear garden bordered by a wall and timber fence. Paved patio leading to an area of lawn bordered by a pebble pathway. Built in wooden sleeper planters and greenhouse. Door to garage. Outside tap.

FRONT GARDEN

Front garden with hedge and mature shrubs which wrap around the side of the property. Timber gate to side for access to rear garden. Paved pathway leading to entrance. Driveway.

DRIVEWAY

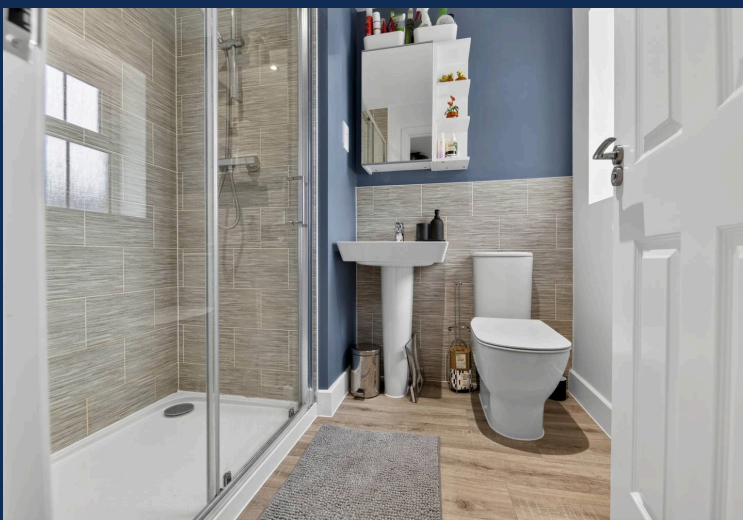
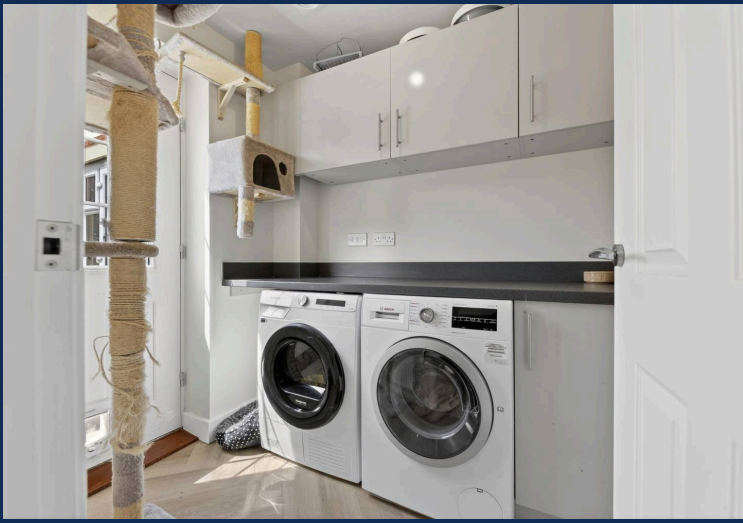
2 Parking Spaces

Driveway with two car parking spaces side by side with the option of a third car perpendicular on the end of the drive as well as street parking. EV car charger.

DOUBLE GARAGE

1 Parking Space

6.15 x 5.90 Double garage with power and lighting and pipework routed ready to connect for drainage, hot and cold water taps. Two single up and over doors.



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