

FOR SALE

ASKING PRICE £450,000 Freehold



# Trem Y Coed, St. Fagans, Cardiff. CF5 6FB

- A LARGE DETACHED RESIDENCE with 4x DOUBLE BEDROOMS
- SUPERB PRIVATE DEVELOPMENT
- BEAUTIFUL SOUTH-WEST FACING (LARGE) REAR GARDEN
- FRUIT TREES inc 1x CHERRY 3x APPLE 1x PLUM & 1x NECTARINE TREES
- DETACHED GARAGE with PITCHED ROOF & DOUBLE DRIVEWAY
- VERY SPACIOUS 23ft LIVING ROOM
- KITCHEN/BREAKFAST/DINING ROOM (TOP OF THE RANGE INTEGRATED APPLIANCES)
- MASTER BEDROOM with EN-SUITE
- CLOAKROOM/DOWNSTAIRS W.C
- TENURE: FREEHOLD



MR HOMES  
SALES & LETTINGS



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## PROPERTY DESCRIPTION

\*\*\* ASKING PRICE: £450,000 \*\*\* A VERY WELL POSITIONED, DETACHED FAMILY RESIDENCE, SET ON A LARGE PLOT with 4 BEDROOMS & A DETACHED GARAGE with PITCHED ROOF - AN ATTRACTIVE & ENCLOSED SOUTH-WEST FACING PRIVATE REAR GARDEN with CHERRY, APPLE, PLUM & NECTARINE TREES - 22ft KITCHEN/BREAKFAST & DINING ROOM - SPACIOUS LIVING ROOM - CLOAKROOM/W.C - MASTER BEDROOM with EN-SUITE - PRIVATE DOUBLE DRIVEWAY - COMMUNAL GREEN TO THE FRONT - TENURE: FREEHOLD.

EARLY VIEWING IS VERY HIGHLY RECOMMENDED.

360 VR Tour Link > <https://tour.giraffe360.com/tremycoed72ap>

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES:  
02920 204 555 option 4

WWW.MR-HOMES.CO.UK



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# ROOM DESCRIPTIONS

## SUMMARY

MR HOMES Offer FOR SALE this 4-Bedroom Detached Family Home, comprising in brief; Porch, Entrance Hallway, Cloakroom/Downstairs W.c, Spacious Living Room, Kitchen/Breakfast & Dining Room, Staircase to the First Floor Landing, Master Bedroom with En-Suite, Bedrooms 2, 3, 4 & a Family Bathroom Suite. Attractive Front Garden, Lockable Side Gate Access, External Bin Store/Storage Area, The South-West Facing Rear Garden has a Range of Flowers, Plants & Shrubs, Laid Lawn, Patio Sun-Terrace, YARDISTRY Pre-Stained Premium Cedar Wood & Aluminium 14 x 12 Outdoor Pavilion Gazebo. Private Double Driveway leads to the Detached Double Garage with Pitched Roof for Extra Storage.

## Entrance Hallway

Entered Via uPVC D/g Door With uPVC D/g Panel Window Above, Pergo Flooring, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Door To Understair Storage Cupboard, Wall-Mounted Smart Nest Thermostat, Doors To Living Room, Kitchen/Diner And Cloakroom/Downstairs W.c., Staircase To First Floor Landing.

## Cloakroom/Downstairs W.c.

Pergo Flooring Continued, Close-Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap, Single Panel Radiator, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling, Wall Mounted Electric RCD Consumer Unit (Fitted June 2018).

## Living Room

Fitted Carpet, uPVC D/g Sash Window To Front With Inset Blinds, 2 x uPVC D/g Windows To Side, 2 x Single Panel Radiators, Plastered Walls And Plastered Ceiling, uPVC D/g French Patio Doors To Rear Garden.

## Kitchen/Diner

Pergo Flooring Continued, Matching Wall And Base Units with Work Surfaces Over & Tiled Splashbacks, Breakfast Bar, Stainless Steel Sink And Quarter Bowl With Drainer And Mixer Tap Over, 4 Ring AEG Ceramic Hob With AEG Extractor Hood Over, Hotpoint Electric Fan-Assisted Oven, Plumbed For Washing Machine, Wine Cooler, uPVC D/g Window To Rear, uPVC D/g Sash Window To Front With Inset Blinds, uPVC Half Glazed Obscure D/g Door To Side Access, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Single Panel Radiator, Vaillant Home Combi 35kw Combi-Boiler Housed In Wall Cupboard (Fully Serviced).

## Staircase/First Floor Landing

Fitted Carpet To Stairs And Landing, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Hatch To Insulated Loft, Door To Large Airing/Storage Cupboard, Doors To Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom Suite.

## Master Bedroom

Fitted Carpet, uPVC D/g Sash Window To Front With Inset Blinds, Single Panel Radiator, uPVC D/g Window To Side, Plastered Walls And Plastered Ceiling, Wall Mounted Smart Nest Thermostat Control, Door To En-Suite.

## En-Suite

Laminate Flooring, Shower Cubicle With Mixer Shower With Dual Rainfall And Hand Held Shower Heads, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close-Coupled W.c., Single Panel Radiator, uPVC D/g Obscure Window To Front, Wall-Mounted Shaver Point, Walls Tiled To Half-Height With Remaining Walls Plastered, Plastered Ceiling, Ceiling Mounted Electric Extractor Fan.

## Bedroom 2

Fitted Carpet, uPVC D/g Sash Window To Front With Inset Blinds, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

## Bedroom 3

Fitted Carpet, uPVC D/g Wide-Opening Window To Rear Overlooking South-Facing Rear Garden, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

## Bedroom 4

Fitted Carpet, uPVC D/g Wide-Opening Window To Rear Overlooking South-Facing Rear Garden, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

## Family Bathroom Suite

Laminate Flooring, Panel Bath With Chrome Mixer Tap Over And Electric Shower Over, Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap Over, Close-Coupled W.c., Single Panel Radiator, Ceiling Mounted Electric Extractor Fan, uPVC D/g Obscure Window To Rear, Walls Tiled Around The Utilities With Remaining Walls Plastered, Plastered Ceiling.

## Rear Garden (Enclosed) - SOUTH-WEST FACING

Fully Enclosed South-West Facing Rear Garden, Patio To Laid Lawn, Patio Sun Terrace, Wood Planters Growing various Foods, Variety Of Plants, Bushes, Rose Bushes, Flowers And Shrubbery, Large Greenhouse (Which Is Negotiable), YARDISTRY Pre-Stained Premium Cedar Wood & Aluminium 14 x 12 Outdoor Pavilion Gazebo, Door Into Detached Garage.

## Detached Garage

Up And Over Door, Power Points And Lighting, Pitched Roof With Storage To Rafters.

## Driveway

Double Driveway To Front Of Detached Garage.

## Front Garden

Attractive Small Front Garden

## St Fagans Walk Map



**Council Tax:** Band F

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Double Glazing. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**EPC Rating:** B (84)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?**

No

**The existence of any public or private right of way?** No

**Mobile Signal**

4G excellent data and voice, 5G great





Floor 0 - Building 1

MR HOMES

Approximate total area<sup>(1)</sup>  
1188 ft<sup>2</sup>  
110.4 m<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

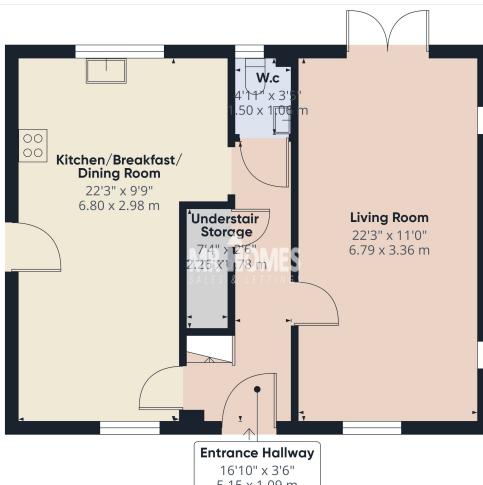
(1) Excluding balconies and terraces  
Reduced headroom  
Below 5 ft 3.5 in

Calculations reference the RICS PME  
3C Standard. Measurements are  
approximate and are for guidance only.  
This floor plan is intended for illustration  
only.

GIA/FT 360



Floor 1 - Building 1



Floor 0 - Building 1

MR HOMES

Approximate total area<sup>(1)</sup>  
607 ft<sup>2</sup>  
56.5 m<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces  
Reduced headroom  
Below 5 ft 3.5 in

Calculations reference the RICS PME  
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GIA/FT 360

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Mr Homes Cardiff

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