

FOR SALE

Guide Price £560,000 to £570,000 £560,000 Freehold



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

- DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 2 ENSUITES & FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- DOUBLE GARAGE BLOCK with PARKING
- FANTASTIC KITCHEN/DINER
- DUAL ASPECT LIVING ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



PROPERTY DESCRIPTION

*** GUIDE PRICE £560,000 TO £570,000*** DETACHED 4-BEDROOM FAMILY HOME - STUNNING LANDSCAPED REAR GARDEN - SEPARATE DOUBLE GARAGE BLOCK with PARKING - POPULAR DEVELOPMENT SITUATED IN ST FAGANS - FREEHOLD MR HOMES are delighted to represent our clients in bringing to market FOR SALE this stunning detached modern property boasting 4 double bedrooms, two with their own ensuite shower rooms. The property has excellent kerb appeal with its decorative wrought iron railings and pedestrian gate enclosing the front of the property. The rear of the property has been beautifully landscaped by the current owners with natural stone and boasts a number of different fruit trees and mature bushes. There is also a separate double garage block to the rear of the property with off-street parking spaces for multiple vehicles. The popular Mulberry Grove development is within close proximity to the centre of St Fagans village, including the St Fagans National Museum of History. Culverhouse Cross retail park is also easily accessible as are the main arterial routes into Cardiff and beyond via the A48, A4232 and the M4. Tenure: Freehold EPC Rating: B Council Tax Band: G Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Outside Front

Decorative metal railings with pedestrian gate provides access to paving slab path with stone chippings to both sides leads to front door

Entrance Hall

Access via composite front door with obscured DG panel; engineered hardwood flooring; radiator; under stairs storage cupboard; access to Guest Cloaks/WC, Living Room, Dining Room and Kitchen/Diner; stairs rise to First Floor

Living Room

Engineered hardwood flooring; 2 x radiators; uPVC DG window to front; 2 uPVC DG windows to side; uPVC Double French Doors provide access to Rear Garden

Guest WC

Tiled flooring; radiator; WC; pedestal wash hand basin with mixer tap and tiled splash back; uPVC obscured DG window to rear

Dining Room

Engineered hardwood flooring; radiator; uPVC DG window to front

Kitchen/Diner

Tiled flooring; radiator; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; stainless steel sink with half bowl, draining board and mixer tap; integrated AEG fridge/freezer; integrated AEG 4-ring gas hob; integrated BOSCH electric fan-assisted oven; integrated Hotpoint dishwasher; 2 x uPVC DG windows, one to side, one to rear; uPVC DG French Doors provide access to Rear Garden; access to Utility Room

Utility Room

Tiled flooring; radiator; wall and base cupboards with worktop over and tiled splash back (all matching kitchen); space and plumbing for washing machine and tumble dryer; Vaillant central heating gas combi boiler; uPVC obscured DG window to side; composite door with obscured DG panels provides access to Rear Garden

First Floor Landing

Carpeted; access to all Bedrooms and Family Bathroom; Storage Cupboard; Loft Hatch with pull-down ladder, loft space is insulated and boarded with shelving and light

Bedroom 1

Carpeted; radiator; 2 x double built-in wardrobes; 2 x uPVC DG windows both to rear; access to Ensuite

Ensuite

Tiled flooring; partly tiled walls; radiator; pedestal wash hand basin with mixer tap; WC; shower cubicle with mains powered shower; uPVC obscured DG window to side

Bedroom 2

Carpeted; radiator; uPVC DG window to front; access to Ensuite

Ensuite

Tiled flooring; partly tiled walls; radiator; pedestal wash hand basin with mixer tap; WC; shower cubicle with electric Mira shower; uPVC obscured DG window to front

Bedroom 3

Carpeted; radiator; uPVC DG window to front

Bedroom 4

Carpeted; radiator; 2 x uPVC DG windows; one obscured to side and one to rear

Family Bathroom

Tiled flooring; partly tiled walls; chrome ladder style radiator; panelled bath with mixer tap; pedestal wash hand basin with mixer tap; WC; shower cubicle with mains powered shower; uPVC obscured DG window to rear

Rear Garden

Fully landscaped laid to natural stone and two areas laid to lawn with an assortment of fruit trees, palm trees and shrubs; timber summer house (mains electricity); outside tap; storage areas; access to garage (mains electricity) and parking via timber gate

Double Garage Block

Concrete flooring; two Hormann manual up and over garage doors; connection to mains electricity



MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: B (85)

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

Construction Type

Floor: Average thermal transmittance 0.17 W/m²·K

Roof: Average thermal transmittance 0.12 W/m²·K

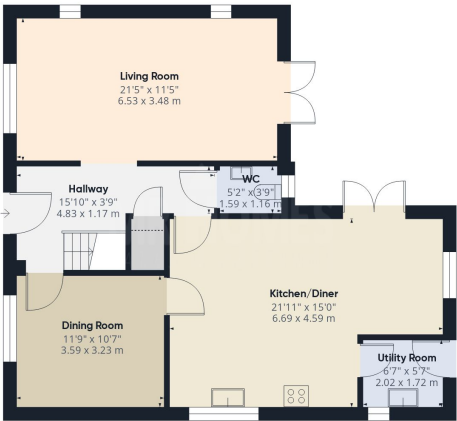
Walls: Average thermal transmittance 0.19 W/m²·K

Windows: High performance glazing

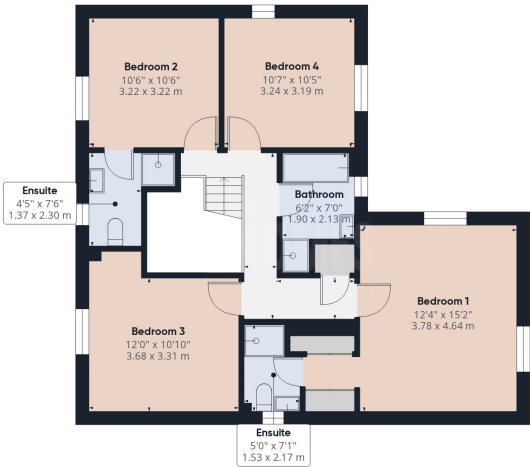
Lighting: Low energy lighting in all fixed outlets



FLOORPLAN & EPC



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
1623 ft²
150.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

