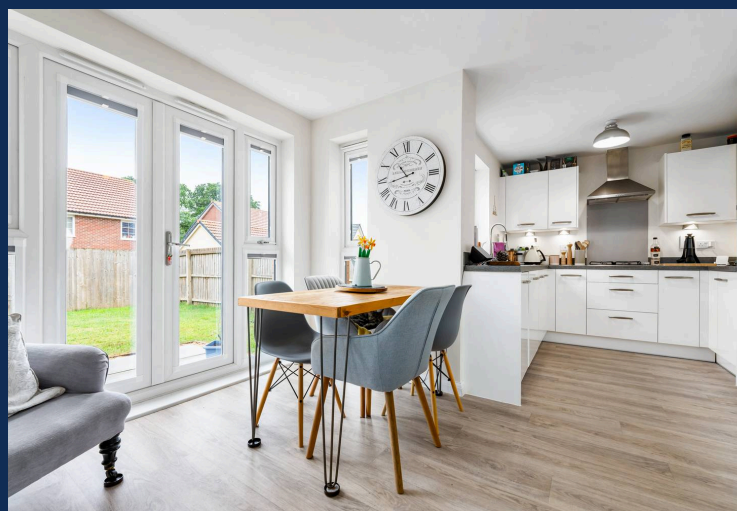




23 Trem Y Rhyd, St. Fagans

£395,000 Freehold

A beautifully presented three bedroom detached family home in the desirable Barratt Home/David Wilson development, being a short walk to local transport links and a short drive to local amenities. Entrance hallway, lounge, modern kitchen and diner with integrated appliances and french doors to the rear garden, utility room and cloakroom. To the first floor are three good sized bedrooms, principal bedroom with ensuite shower room and separate family bathroom. Gas central heating, double glazing, fitted shutters to majority of windows, fitted wardrobes with sliding mirror doors to bedroom one. South westerly lawned rear garden, lawned front and wide driveway leading to the garage. EPC Rating: B

Council Tax band: TBD

Tenure: Freehold

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed window to upper part leading to the entrance hallway, staircase to first floor and radiator.

LOUNGE

Dimensions: 17' 1" x 13' 8" max (5.23m x 4.18m). With part bay window to front with fitted shutters, a good sized principal reception, understairs storage cupboard and radiator. Door to kitchen and diner.

KITCHEN/DINER

Dimensions: 17' 6" x 12' 4" max (5.35m x 3.77m). Modern fitted kitchen well appointed along three sides in high gloss fronts beneath square edged laminate worktop surface, inset stainless steel sink with side drainer, monobloc mixer tap, inset four ring gas hob with cooker hood above, integrated oven, integrated dishwasher, integrated fridge freezer, matching range of eye level wall cupboards, window from kitchen overlooking the rear garden, ample space for large family dining table, french doors leading to rear garden, vinyl flooring and radiator. Door to utility room.

UTILITY ROOM

Dimensions: 6' 7" x 6' 7" (2.01m x 2.01m). With worktop and units to one side, plumbing for washing machine, matching range of eye level wall cupboards, concealed ideal logic combi gas central heating boiler, obscure glass window to rear and radiator.

CLOAKROOM

Quality white suite comprising low level wc, tiled splash back, window to rear and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space.

BEDROOM ONE

Dimensions: 19' 2" x 10' 6"(max) (5.85m x 3.22m). An excellent sized principal bedroom with windows to front and rear, fitted window shutters, modern panel effect wall to one side, dressing area with fitted wardrobes with sliding mirror fronts, radiator and door to ensuite.

ENSUITE SHOWER ROOM

Dimensions: 6' 11" x 4' 5" (2.11m x 1.37m). Modern white suite comprising low level wc, wash hand basin, double width shower cubicle with 'Mira' shower, tiled all tiling to splash back areas, obscure glass window to rear, extractor fan and radiator.

BEDROOM TWO

Dimensions: 10' 11" x 10' 7" (3.33m x 3.23m). Overlooking the entrance approach approach, window with fitted shutters, a good sized second double bedroom, double wardrobe and radiator.

BEDROOM THREE

Dimensions: 10' 9" x 6' 11" (3.29m x 2.13m). Overlooking the rear garden, fitted shutters and radiator.

FAMILY BATHROOM

Dimensions: 6' 5" x 6' 3" (1.98m x 1.91m). Quality white suite comprising low level wc, wash hand basin, panelled bath, tiled splash back, extractor fan, obscure glass window to rear and radiator.

OUTSIDE REAR GARDEN

Enjoying a south westerly rear garden, paved patio leading onto an area of lawn, wide side access, timber gate leading to front.

FRONT GARDEN

Area of lawn, area of decorative stones, hedgegrow to either side of the central wide driveway providing parking for two cars, side access.

GARAGE

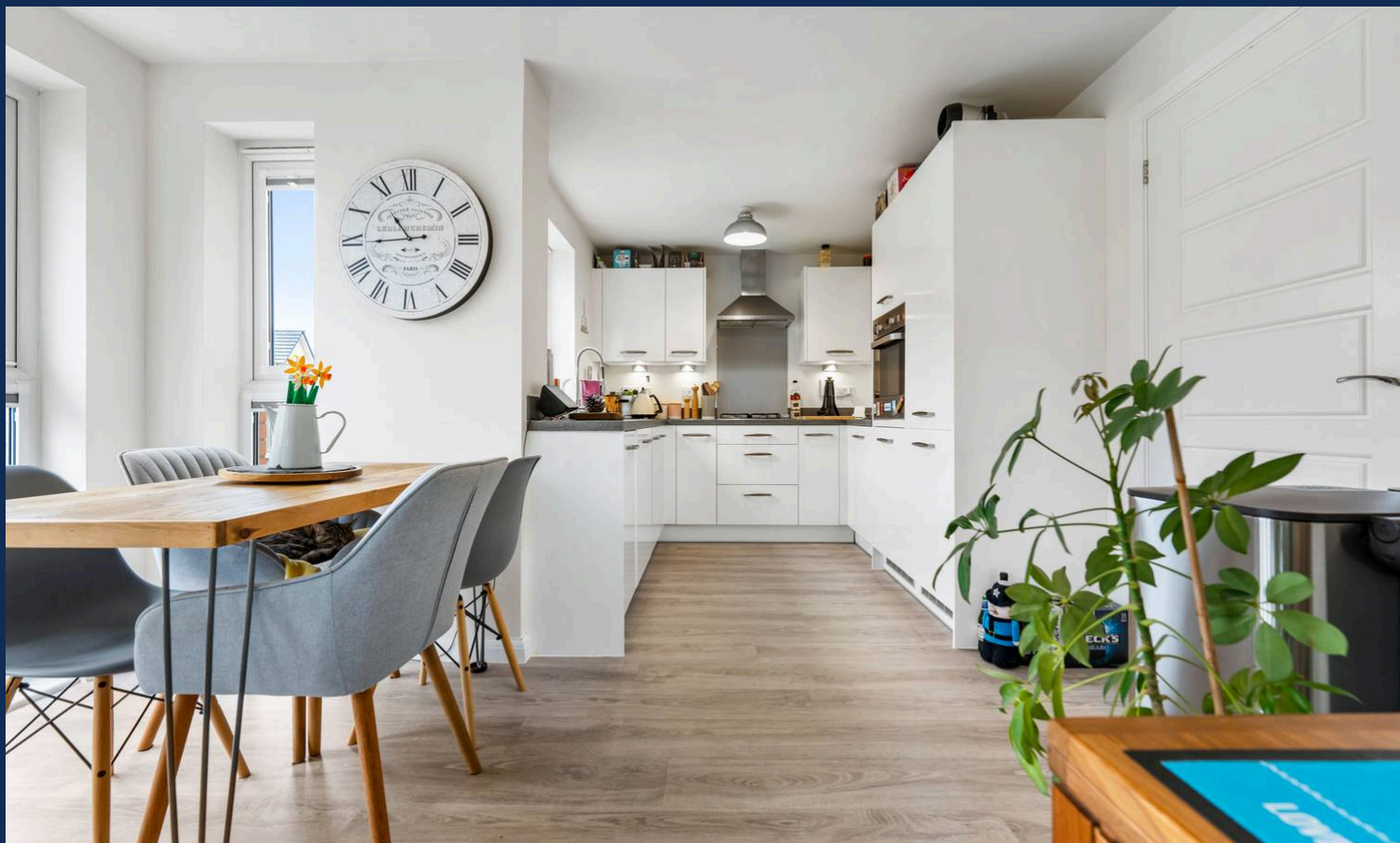
Dimensions: 19' 8" x 10' 4" (6.00m x 3.17m). With up and over access door, larger than average garage, power and lighting.

ADDITIONAL INFORMATION

Site maintenance for upkeep of the development is approx £200 per annum.

AML

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

Enjoying a south westerly rear garden, paved patio leading onto an area of lawn, wide side access, timber gate leading to front.

FRONT GARDEN

Area of lawn, area of decorative stones, hedgeregrow to either side of the central wide driveway.

DRIVEWAY

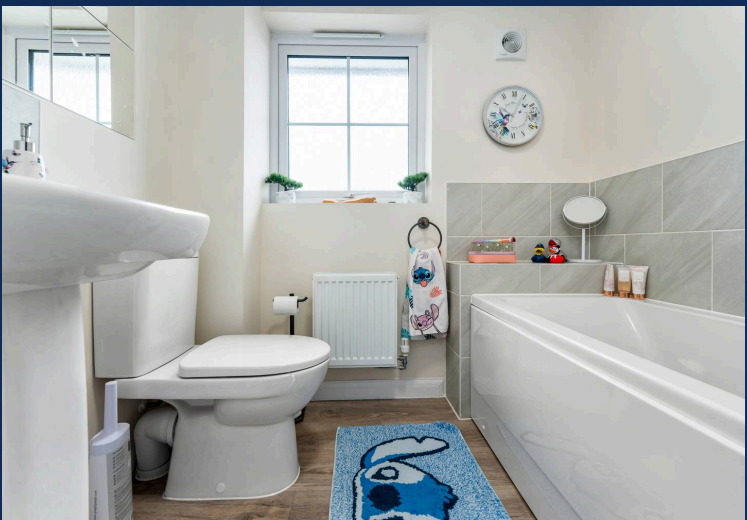
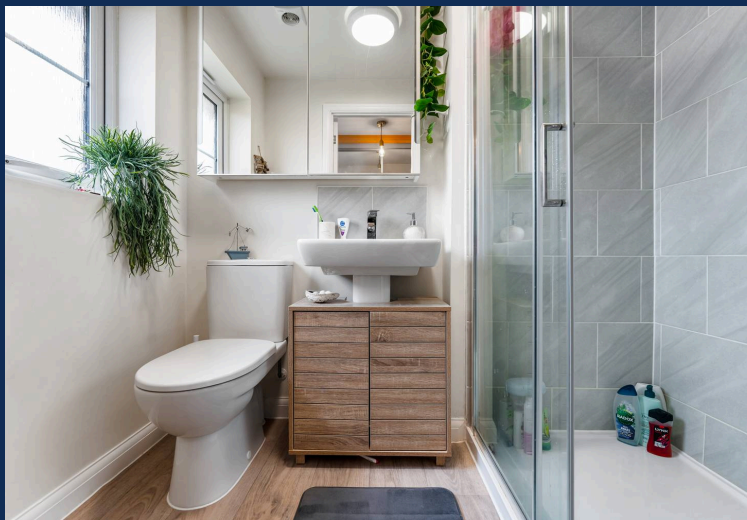
2 Parking Spaces

Central wide driveway, providing parking for two cars, side access.

GARAGE

Single Garage

6.00m x 3.17m With up and over access door, larger than average garage, power and lighting.



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