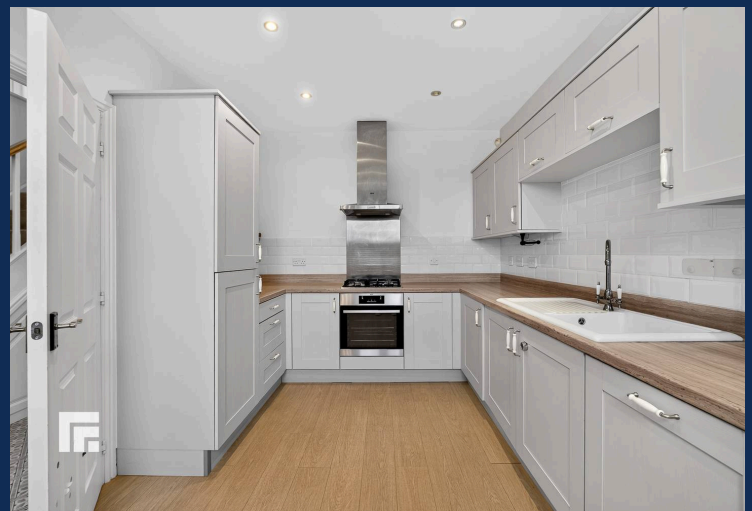




52 Trem Y Coed, St. Fagans

£359,950 Freehold

A beautifully presented and spacious four bedroom, semi detached town house, thoughtfully upgraded by the current owners and offered with no onward chain. Set within a sought after modern development, the property is ideally located for local amenities and excellent transport links. Welcoming entrance hallway, leads to a stylish kitchen/dining room with integrated appliances, generous lounge and cloakroom/WC. The first floor offers two double bedrooms with fitted wardrobes, family bathroom and a further bedroom. The entire second floor is dedicated to an impressive principal bedroom with ensuite shower room and built in wardrobes. Outside is a well maintained rear garden ideal for relaxing or entertaining, together with parking. A super, move in ready family home. EPC rating: B

Council Tax band: F

Tenure: Freehold

Entrance Hallway

Entered via composite door. Ceramic tile flooring. Doors to all rooms and easy rising stairs case to first floor.

Kitchen/Diner

13' 11" x 9' 3" (4.24m x 2.82m)

Well appointed along three sides a range of wall and base unites beneath laminate worktops with panelled frontage. Ceramic don't inset with chrome mixer tap over. Cooker with 4 ring gas hob burner with cooker hood over Integrated appliances. Tile splash back. Space for dining area. Double glazed window to front. Radiator.

Cloakroom

5' 7" x 3' 1" (1.71m x 0.95m)

Low level WC, pedestal hand wash basin with chrome mixer tap. Double glazed opaque window to side. Half tiled walls. Radiator.

Lounge

16' 2" x 11' 7" (4.94m x 3.53m)

A good size lounge with double glazed French doors to the rear. Double glazed window to rear. Solid oak flooring.

First Floor Landing

Doors leading to all rooms.

Bedroom One

21' 10" x 10' 4" (6.65m x 3.16m)

An excellent sized double bedroom with fitted wardrobes with mirror frontage. Two radiators. Double glazed window to front and rear. Door to:

Ensuite

8' 2" x 6' 7" (2.50m x 2.01m)

Low level closed cistern WC, shower enclosure with overheard chrome shower in situ with sliding glass door and tiled splash back. Vanity hand wash basin with chrome mixer tap over and tiled splash back. Velux window. Chrome heated towel rail.

Bedroom Two

11' 2" x 9' 4" (3.41m x 2.85m)

A good size double room with ample storage. Double glazed window to rear. Radiator.

Bedroom Three

10' 8" x 9' 4" (3.25m x 2.85m)

Another good size double room with ample storage space. Double glazed window to front. Radiator.

Bedroom Four/Study

6' 8" x 6' 7" (2.03m x 2.01m)

Double glazed window to rear. Radiator.

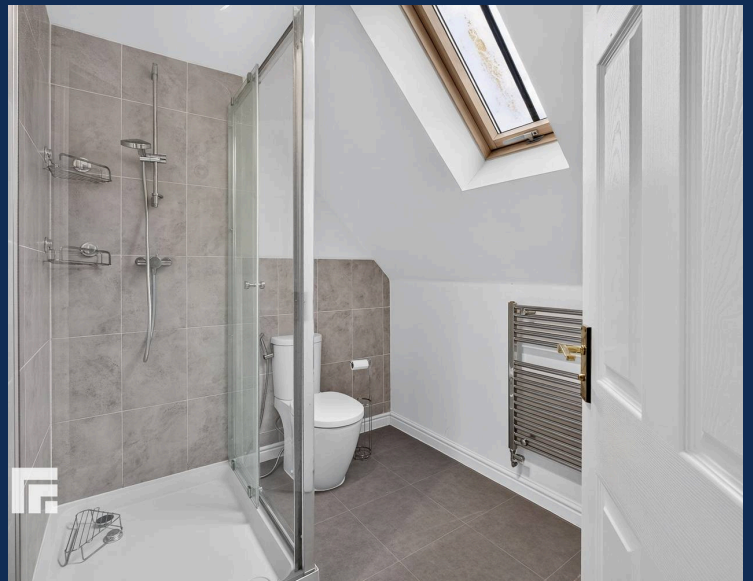
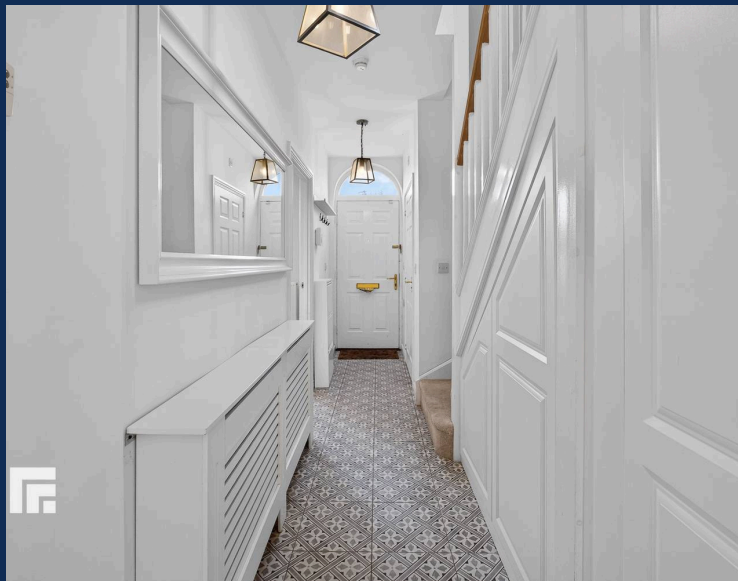
Family Bathroom

6' 7" x 5' 7" (2.01m x 1.71m)

A modern white suite comprising of low level closed cistern WC, pedestal wash hand basin, panelled bath with shower head above. Tiled splash back. Double glazed opaque window to the front. Extractor fan.

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.





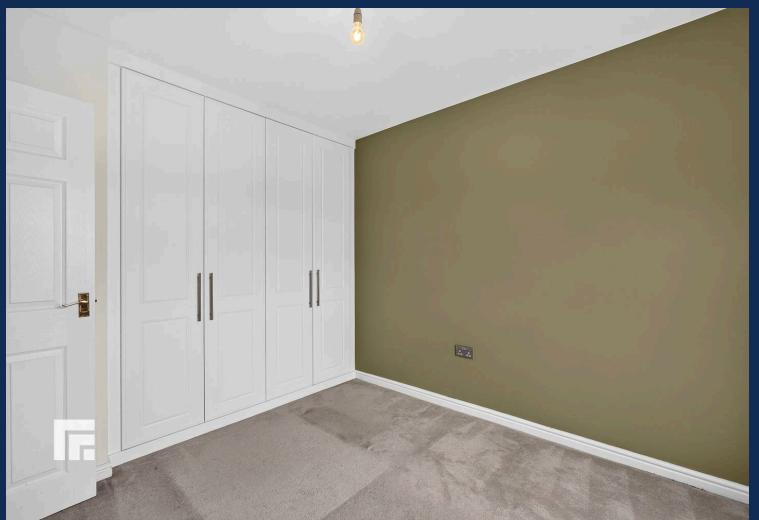
REAR GARDEN

Mainly laid to lawn, paved area with timber border. Gate providing side access.

DRIVEWAY

2 Parking Spaces

Driveway proving space for up to two cars.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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