





# 31 Trem Y Rhyd, St. Fagans

## £325,000 Freehold

A modern, three bedroom semi detached family home in a desirable development. Entrance hallway, cloakroom, lounge, kitchen and diner with french doors to the rear garden. To the first floor are three bedrooms, primary bedroom with ensuite shower room and there is a separate family bathroom. Gas central heating. Double glazing. Paved patio and lawned rear garden. Two car driveway. NO CHAIN. EPC Rating: B.

Council Tax band: E

Tenure: Freehold

**Entrance Hallway**
Approached via a composite entrance door with double glazed window to central part leading to the entrance hallway. Staircase to first floor. LVT flooring. Radiator.

**Cloakroom**
Quality white suite comprising low level wc and corner wash hand basin. Wall tiling to half height. LVT flooring. Radiator. Extractor fan.

**Lounge**
16' 1" x 11' 10" (4.90m x 3.61m)
Overlooking the entrance approach, a good sized primary reception. LVT flooring. Additional window to side. Radiator. Door to kitchen.

**Kitchen And Diner**
15' 1" x 10' 7" (4.61m x 3.22m)
Well appointed along two sides in light high gloss fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring with cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Concealed 'Ideal Logic' combi gas central heating boiler. Window to rear. Ample space for family dining table. French doors to rear garden. LVT flooring. Under stairs storage cupboard. Radiator.

**First Floor Landing**
Approached via an easy rising staircase leading to the central landing area. Over stairs storage cupboard. Access to roof space.

**Bedroom One**
11' 11" x 8' 6" (3.62m x 2.60m)
Aspect to front, a good sized primary bedroom. Radiator. Fitted wardrobe. Door to ensuite.

**Ensuite Shower Room**
Modern white suite comprising low level wc, wash hand basin, large walk in shower cubicle. Wall tiling to splash back areas. Electric shaver point. Obscured glass window to side. Extractor fan. Chrome heated towel rail.

**Bedroom Two**
10' 2" x 8' 7" (3.10m x 2.61m)
Overlooking the rear garden, a second double bedroom. Radiator.

**Bedroom Three**
8' 9" x 6' 3" (2.66m x 1.91m)
Overlooking the entrance approach. Radiator.

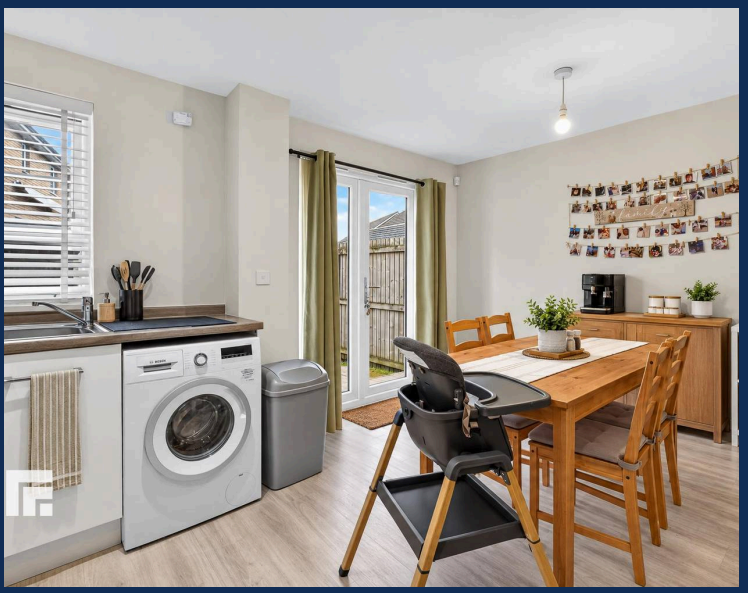
**Family Bathroom**
6' 3" x 5' 7" (1.90m x 1.69m)
Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome shower above and glass swivel shower screen. Wall tiling to splash back areas. LVT flooring. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

**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**

A good sized, enclosed rear garden comprising paved patio and lawn.

**FRONT GARDEN**

Slate chippings to front with paved steps to front door.

**DRIVEWAY**

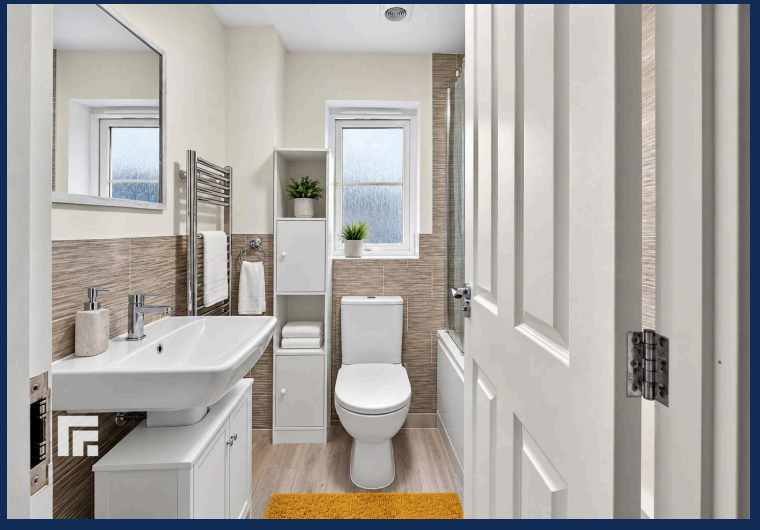
2 Parking Spaces

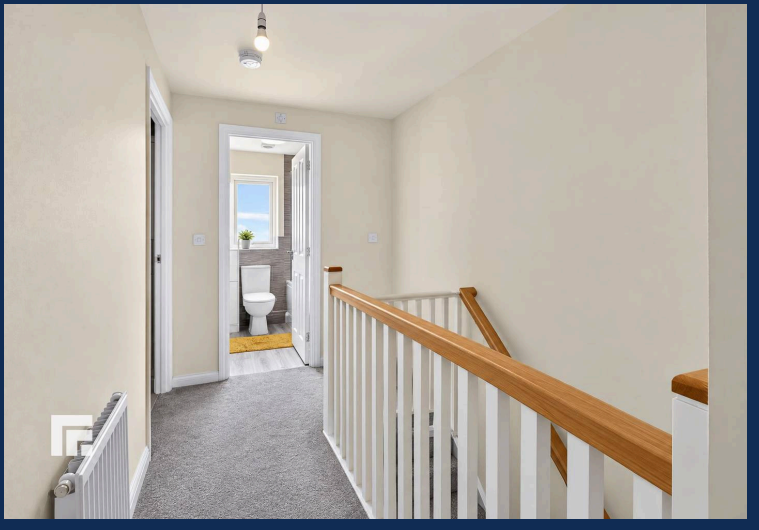
Two car driveway to side. Timber gate giving access to the rear garden.





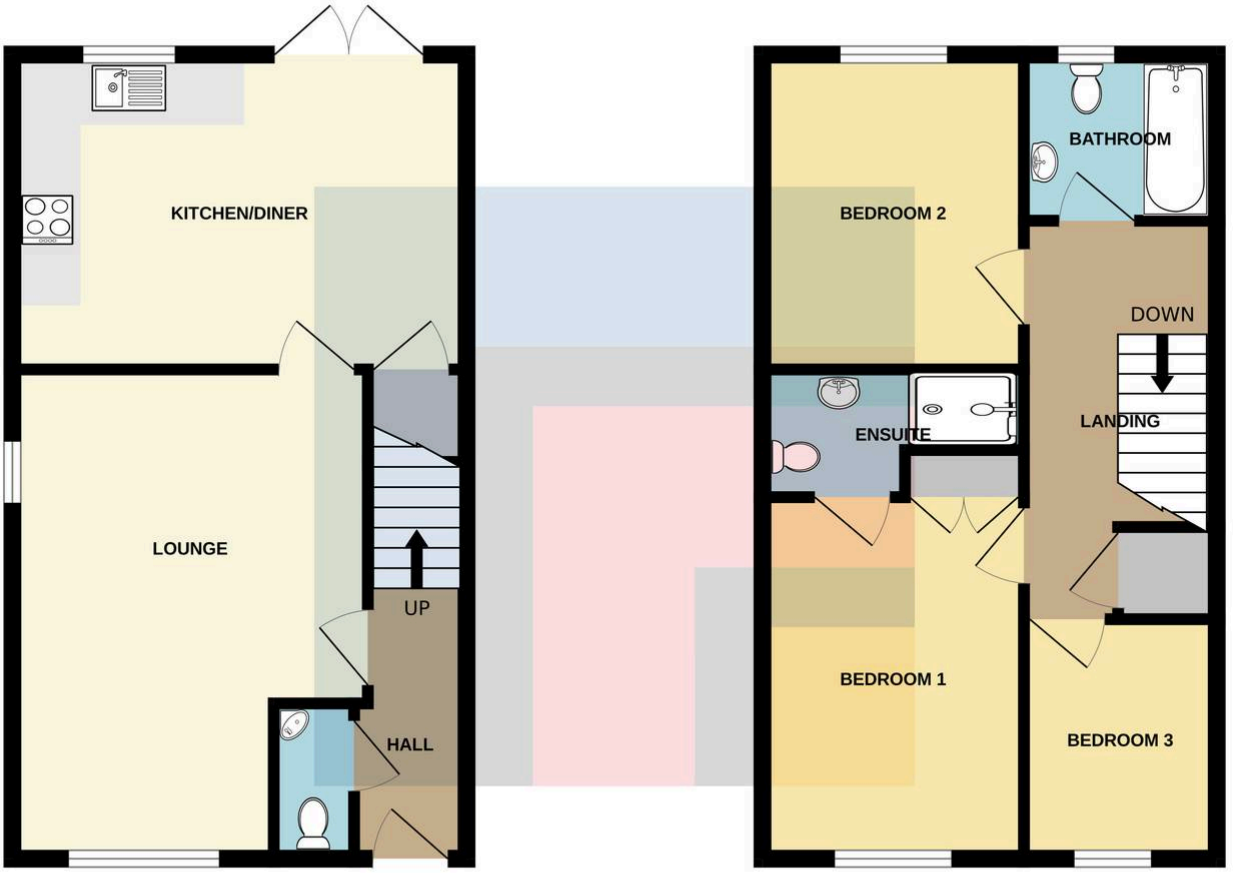






GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.




TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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