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43 Trem Y Coed  
St. Fagans, Cardiff, South  
Glamorgan, CF5 6FA

## 43 Trem Y Coed

Guide Price £540,000

A detached four double bedroom family home, offering generous living and bedroom accommodation plus a large garden plot, situated on the sought-after development on the periphery of Cardiff.

Generous sized and beautifully presented executive family home

Four double bedrooms, two ensuite shower rooms

Two reception rooms plus a kitchen/breakfast/living room

Utility room and ground floor cloakroom

Large, southerly facing, landscaped enclosed garden

Detached double garage and off-road parking on driveway

Sought-after Charles Church heritage development

Excellent access to Cardiff city centre plus the M4 via Culverhouse Cross and the A4232

Viewings highly recommended





A detached four double bedroom family home, offering generous living and bedroom accommodation plus a large garden plot, situated on the sought-after development on the periphery of Cardiff.

Built in 2017 by Charles Church as part of this sought-after heritage development located in St. Fagans on the periphery of Cardiff. The property offers beautifully presented living/bedroom accommodation, and is an ideal family home. It boasts a large southerly facing landscaped garden plus detached double garage and off-road parking.

The accommodation briefly comprises ENTRANCE HALLWAY with stairs rising to the first floor gallery landing. Under the stairs is a useful storage cupboard. The hallway has a light ash laminate wood flooring which continues through to the KITCHEN/BREAKFAST/LIVING ROOM, (9'2" widening to 14'11"x22' max) Double doors from the entrance hall leading to the triple aspect LOUNGE, (11'5"x21'3") with window to front, windows to side flanking an ornate stone feature fireplace with electric fire and enjoys views over the garden, plus French doors to rear leading out to a flagstone laid patio. The DINING ROOM, (10'6"x11'7") is a generous sized reception room with window to front,

door off leading through to the KITCHEN/BREAKFAST/LIVING ROOM, (9'2" widening to 14'11" x 22' max). This light and airy room, with windows to side and rear aspect plus French doors leading into the garden, offers a range of Modern 'Shaker' style base, larder, wall mounted and island units in powder coat grey with complimenting worksurface and splash back. Integrated AEG appliances include oven, 4 burner gas hob with cooker hood over, fridge/freezer and dishwasher. Off the kitchen is the UTILITY ROOM, (5'6"x6'8") with integrated AEG washing machine and space for tumble dryer, window to side and glazed door to rear. It offers a continuation of the same base and wall mounted units/worksurface as kitchen. It houses a Vaillant central heating boiler. Finally off the entrance hall is a ground floor CLOAKROOM, which has a continuation of the same flooring as the hallway and houses a white two piece suite.

The first floor gallery LANDING with built-in linen cupboard (with radiator) gives access to four double bedrooms. BEDROOM 1, (12'6"x15' plus dressing area) is a dual aspect bedroom enjoying views over the garden. The DRESSING AREA is flanked by built-in double

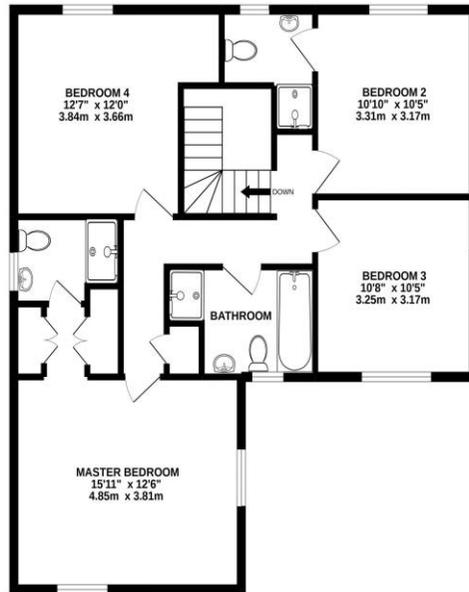
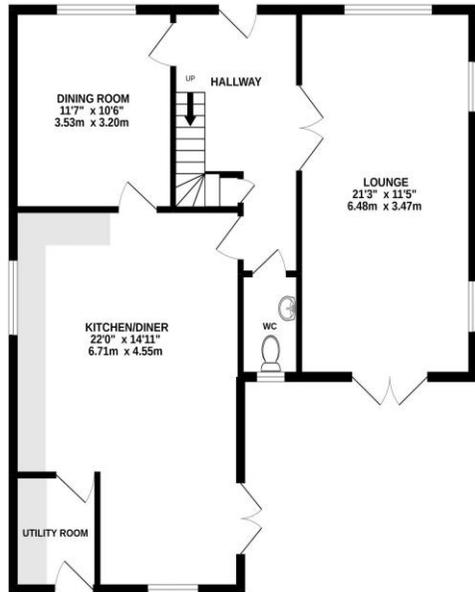
wardrobes and leads into the EN-SUITE SHOWER ROOM, (5' x 7') which houses a white three-piece suite which includes a double shower cubicle with mains shower fitted. BEDROOM 2, (10'5"x10'6") and BEDROOM 3, (10'9"x12' plus recess) are located at the front of the property. Bedroom 2 benefits from an EN-SUITE SHOWER ROOM, (7'5"x7' max) with white three-piece suite. BEDROOM 4, (10'8"x10'6") is dual aspect with windows to side and rear. The family BATHROOM, (6'1"x9'8" max) offers a white four piece suite including fully tiled shower cubicle with mains shower, panel bath, low level WC and sink unit.

Outside to the front of the property is a low maintenance ornate gravel forecourt garden bordered by wrought iron railings with adjacent grassed area. To the north of the property is a further grassed area. The enclosed, larger than average, landscaped side and rear garden is bordered by rendered walling and overlap with the fencing. It offers an Indian sandstone laid patio, which extends from the rear of the property out onto a lawn which has well-stocked shrub plant borders. The private garden lies in a southerly direction enjoying the sun throughout the day.

The driveway offers parking space for three/ four vehicles. From the driveway, two single electric operated up and over doors access the detached DOUBLE GARAGE, (20'6" x 18'9"), which benefits from power and lighting and has storage space in the roof trusses.

GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.

1ST FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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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### Directions

From Junction 33 of M4 travel south along the A4232. Exit at Culverhouse Cross Junction. At the roundabout turn left onto A48 and then immediately left onto Michaelston Road. At the roundabout continue on the Michaelston Road. At the traffic lights turn right onto Cwrt-Y-Cadno, then left into Trem-Y-Coed. Proceed down the hill where No. 43 will be found on the left indicated by our for sale board.

### Tenure

Freehold

### Services

Mains gas, electricity, water and drainage  
 Council Tax Band G  
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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