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50 Trem Y Coed
St Fagans, CF5 6FB

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Guide Price £299,950

A Charles Church built three bedroom end of terrace family home, situated on this highly sought-after development on the periphery of St Fagans, offering excellent commuting options into the city and via the M4 motorway.

Modern Charles Church built family home

Highly sought-after heritage development

Convenient location on the periphery of St. Fagans, with excellent commuting into the city or the M4 motorway

Edge of development location, bordering woodland

Well presented accommodation throughout

Open plan, kitchen/dining/living room, ground floor cloakroom

Master bedroom with built-in wardrobes plus en-suite shower room

Pretty landscaped, enclosed rear garden

Parking for two vehicles on driveway

Viewing highly recommended.





This modern three bedroom end of terraced family home, is situated on the sought-after heritage development on the periphery of St. Fagans, built by Charles Church homes in 2018. The property sits at the edge of the development bordering onto woodland.

The well presented accommodation comprises of ENTRANCE HALL with stairs to first floor, laminate wood flooring continues into the ground floor CLOAKROOM, (7'4"×3'2") which houses a white two piece suite. The triple aspect, KITCHEN/DINING/LIVING ROOM, (7'10" widening to 15'7"×27'3") is a light and airy space,

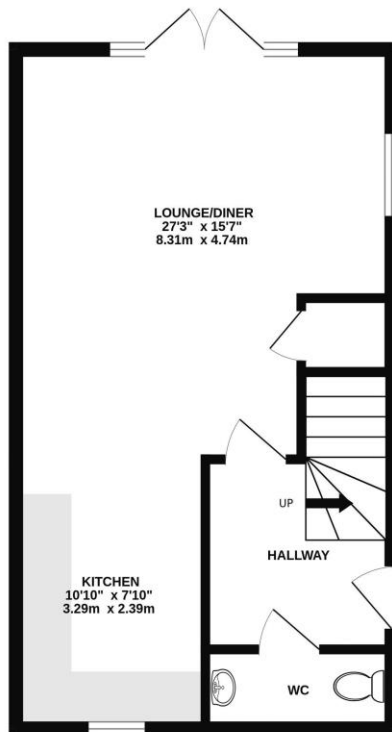
benefiting from high ceiling heights with windows to front and side elevations plus French doors leading into the rear garden. Within the kitchen is a range of base and wall mounted units, integrated oven with hob and cooker hood above, plus an integrated washing machine. Space for fridge/freezer. The gas-fired combination boiler is found within a wall unit. Door into useful under-stairs storage cupboard.

The first floor LANDING with window to side, has a loft inspection point plus a built-in over stairs storage

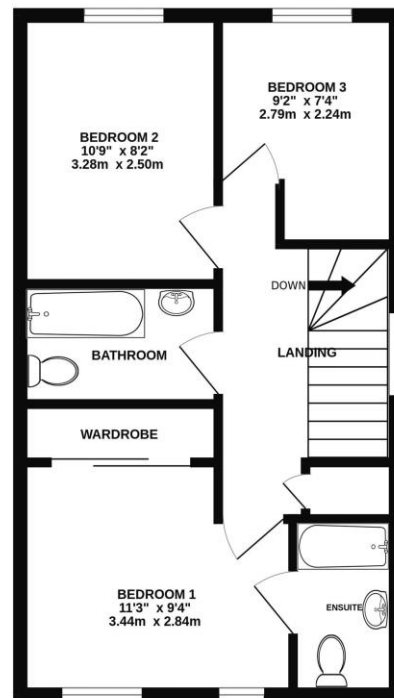
cupboard. BEDROOM 1, (11'4"×9'4" to built-in wardrobes) is located at the front of the property, enjoying views into the central green. It benefits from mirror fronted sliding doors, into built-in wardrobe cupboard plus an EN-SUITE SHOWER ROOM (3'11"×7') which includes a fully tiled double shower cubicle with rainfall shower fitted. BEDROOM 2, (10'9"×8') and BEDROOM 3, (9'2"×4' widening to 7'4") are located at the rear of the property, enjoying the views of the garden and into the woodland beyond. The FAMILY BATHROOM, (7'11"×4'10") has a white three-piece suite, including a mains power shower over the panel bath and has full tiling to 3 walls.

Outside to the front and side, are low maintenance, shrub and flower borders with slate laid chippings. The paved driveway offers private parking space for two vehicles with additional visitor parking spaces available. To the rear is a pretty enclosed landscaped garden with paved and lawn areas plus flower and shrub borders, bordered by overlap wood, fencing and walling.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 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 the M4 travel south along the A4232 towards Cardiff. Take the first exit signposted, Barry/airport to Culverhouse Cross. At the traffic lights turn left and immediately left again. Follow this road to the roundabout and take the first exit. At the traffic lights turn right into Cwrt-Y-Carno. Take the first left into Trem y Coed proceed down the hill and take the first right and right again. As you approach, the green No. 50 will be found in the far left hand corner indicated by hour for sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

