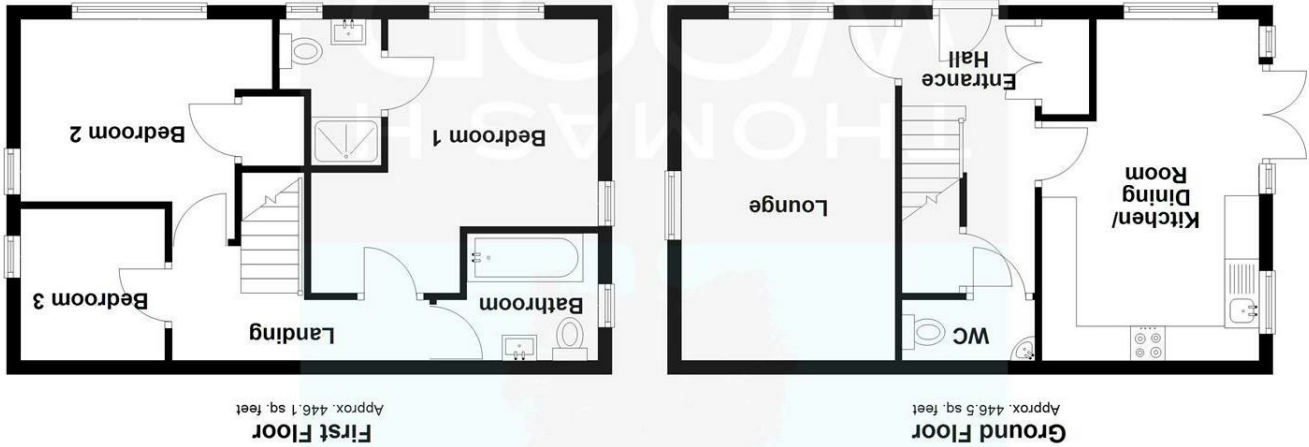


Total area: approx. 892.6 sq. feet



Energy Efficiency Rating	
Potential	Current
95	84
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

THOMAS H WOOD



CONTACT

EMAIL

sales@thomashwood.com

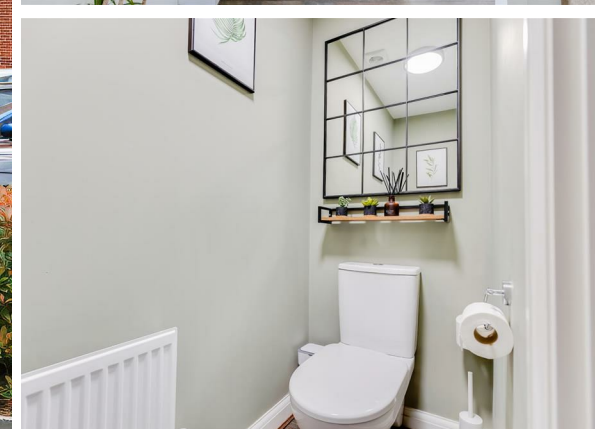
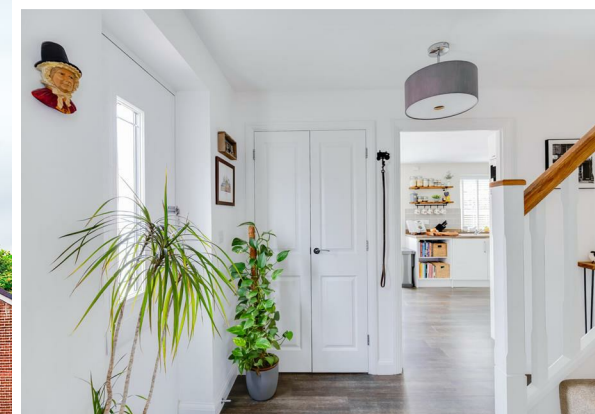
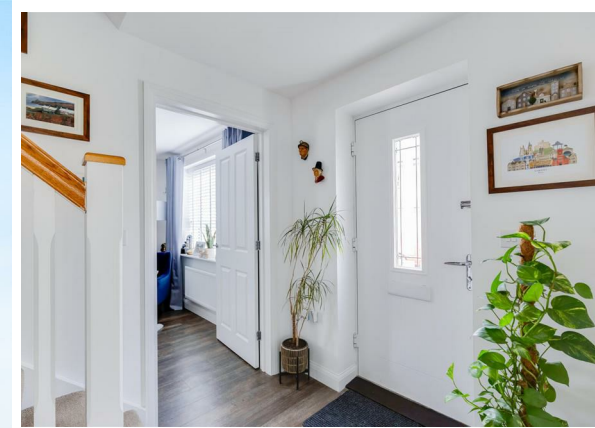
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11 Coedlan Y Trenshys,  
St. Fagans, Cardiff  
CF5 6FS

Asking Price £359,950  
House - Semi-Detached  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 892.60 sq ft**

**Current EPC Rating - B84**

**Potential EPC Rating -  
A95**



Tucked away in a quiet cul-de-sac, this attractive and well-presented three-bedroom semi-detached home offers modern and spacious living in a popular residential area of Cardiff. The property is ideal for families, first-time buyers or investors, with generous living space spread across two floors, a stylish open-plan kitchen/dining area, and a well-maintained private garden.

Internally, the home features a bright lounge, open-plan kitchen and dining space, ground floor WC, and three well-proportioned bedrooms—one of which benefits from an en-suite shower room. Externally, there is driveway parking for two vehicles, an electric vehicle charging point, and an enclosed garden with patio and lawn.

Located within easy reach of local schools, shops, and excellent transport links, this is a fantastic opportunity to purchase a turn-key home in a desirable part of Cardiff.

### ACCOMMODATION

#### ENTRANCE HALL

Welcoming entrance with LVT flooring, painted walls, smooth ceiling, radiator panel, and useful built-in storage. Carpeted staircase to the first floor.

#### LOUNGE

3.09m x 4.97m (10'1" x 16'3")

A spacious, dual-aspect reception room with LVT flooring, painted walls, smooth ceiling, electric fireplace with papered feature wall, two uPVC windows with fitted blinds, and radiator.

#### KITCHEN/DINING ROOM

3.16m x 4.93m (10'4" x 16'2")

A modern, open-plan dual-aspect space with LVT flooring, painted walls, and smooth ceiling. Fitted with a gas hob, extractor, stainless steel sink, electric oven, and integrated washing machine. Space for fridge/freezer. uPVC window and French doors (with side glazing) open to the rear patio and garden.

#### WC

1.92m x 0.88m (6'3" x 2'10")

Ground floor cloakroom with side aspect uPVC window, LVT flooring, part-tiled walls, WC, wash hand basin, and smooth ceiling.

### FIRST FLOOR

#### LANDING

Carpeted staircase to landing with painted and panelled walls, smooth ceiling, loft access, and doors to all rooms.

#### BEDROOM ONE

4.26m x 3.93m (13'11" x 12'10" )

A generous front aspect double bedroom with carpet flooring, painted walls, smooth ceiling, radiator, and uPVC window with fitted blinds.

#### EN-SUITE

1.43m x 2.05m (4'8" x 6'8")

Comprising WC, pedestal wash hand basin, and corner shower cubicle with electric shower. Radiator and uPVC window with fitted blind.

#### BEDROOM TWO

3.78m x 3.19m (12'4" x 10'5" )

Front-facing double bedroom with carpet flooring, painted walls, smooth ceiling, uPVC window with fitted blinds, and radiator panel.

#### BEDROOM THREE

2.07m x 2.22m (6'9" x 7'3")

A single bedroom with side aspect uPVC window, carpeted floor, painted walls, smooth ceiling, and radiator.

#### BATHROOM

2.32m x 1.91m (7'7" x 6'3" )

Modern three-piece suite comprising panelled bath, pedestal wash hand basin, and low-level WC. LVT flooring, part-tiled walls, extractor fan, radiator, and uPVC window with fitted blinds.

#### OUTSIDE

##### FRONT / SIDE

Driveway parking for two vehicles with an electric vehicle charging point.

##### REAR

Enclosed rear garden with patio, lawn, raised planted borders, and timber and brick boundary fencing. Gated access to the front.

#### TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band E

