

## 3 Trenewydd Road Cardiff



### STYLISH THREE BEDROOM TERRACED PROPERTY

- NO ONWARD CHAIN
- THREE BEDROOM TERRACED HOME
- GROUND FLOOR WC
- MODERN KITCHEN
- ENCLOSED REAR GARDEN
- IMMACULATELY PRESENTED FAMILY HOME
- EN-SUITE TO MASTER BEDROOM
- MAIN ROAD LINKS CLOSE BY
- GAS COMBINATION BOILER
- MUST BE VIEWED TO APPRECIATE

**Chain Free £239,950**



#### CARDIFF

1, St. Martin's Row,  
Albany Road, Cardiff  
CF24 3RP

info@james-douglas.co.uk  
02920 456 444



#### NEWPORT

7 Baneswell Road  
Newport, NP20 4BP  
info@james-douglas.co.uk  
01633 212 666



#### PONTYPRIDD

1 Church Street,  
Pontypridd, CF37 2TH  
info@james-douglas.co.uk  
01443 485000

## **Introduction**

Nestled in a highly sought-after residential area just a few miles from Cardiff City Centre, this beautifully presented three-bedroom terraced house is an outstanding opportunity for families and professionals alike. Immaculate throughout, the property effortlessly combines stylish design with practical features to create a truly inviting home.

Step inside to discover a generous, fully fitted kitchen—the ideal space for evening meals, weekend baking sessions, or entertaining friends. Two contemporary bathrooms, including a luxurious en suite to the principal bedroom, add comfort and convenience, while each of the three bedrooms offers peaceful retreats for rest and relaxation.

Outside, the enclosed rear garden provides a private sanctuary—perfect for children to play safely, pets to roam, or quiet evenings spent outdoors. The addition of off-road parking ensures there's always a dedicated space waiting for you after a busy day in the city.

This home's location is a real highlight. Residents enjoy swift access to Cardiff's vibrant city centre, with its renowned shopping districts, celebrated restaurants, and lively arts scene all just a short drive away. Excellent road links make commuting effortless, whether travelling into Cardiff for work or venturing further afield for weekend adventures. Local schools, parks, and recreational facilities are all within easy reach, making daily life both easy and enjoyable.

Superbly maintained and ready to welcome its next owners, this is an exceptional opportunity to settle into a prime Cardiff location. Arrange a viewing to fully appreciate all that this wonderful property and its surroundings have to offer.

## **Tenure**

Freehold

## **Council tax**

Band D

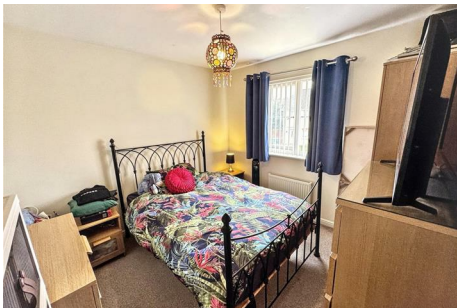
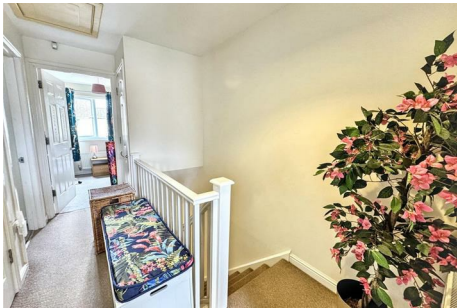
## **Boundaries**

All legal boundaries should be confirmed by your solicitor.


## **Viewing**

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



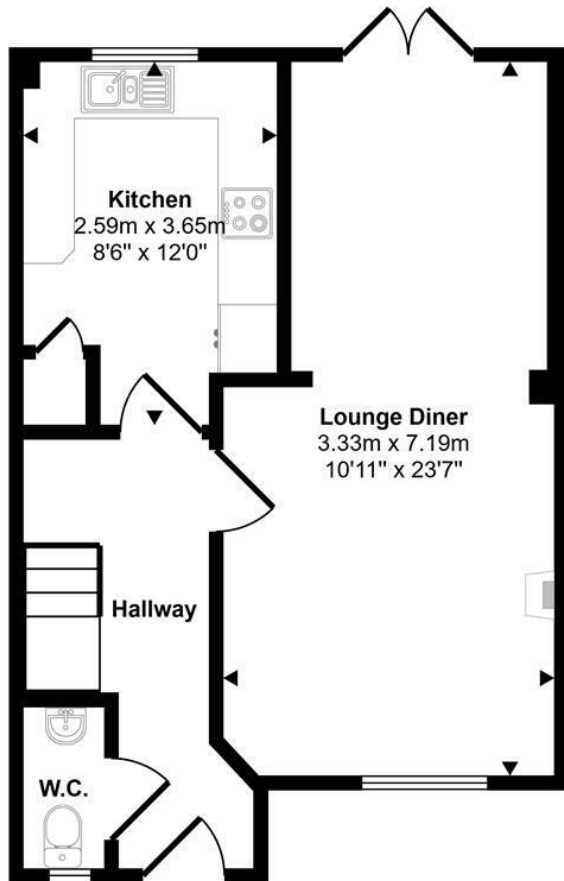
## Energy Efficiency Rating

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

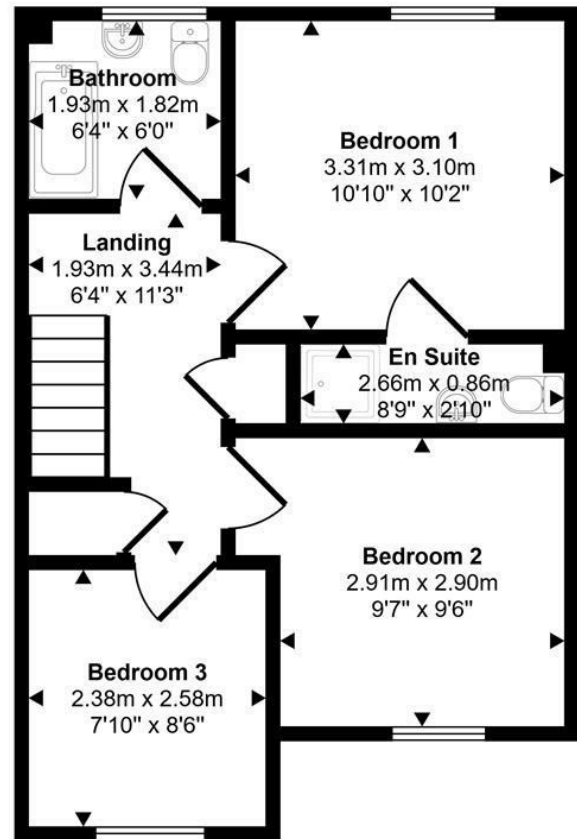
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
82 sq m / 886 sq ft



Ground Floor  
Approx 41 sq m / 443 sq ft



First Floor  
Approx 41 sq m / 443 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.