



Ael-Y-Bryn, Llanedeyrn Cardiff CF23 9LH

welcome to

Ael-Y-Bryn, Llanedeyrn Cardiff

A well-located semi-detached home in the popular area of Llanedeyrn, within walking distance of local schools, shops, and transport links. The property offers a lounge and fitted kitchen/diner, three bedrooms, bathroom and separate WC. Further benefits include front and rear gardens and garage.

Ground Floor

Entrance

Via a double glazed front door to:

Hallway

Double glazed window to front aspect, stairs rising to first floor and access to:

Lounge

18' 10" x 14' (5.74m x 4.27m)

Two double glazed French doors providing access to rear garden, understairs storage cupboard, laminate flooring and powerpoints.

Kitchen/Diner

11' 10" x 11' 1" (3.61m x 3.38m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, spaces for cooker, washing machine, tumbledryer and fridge/freezer, powerpoints and double glazed window to front aspect.

First Floor

Landing

Airing cupboard and doors providing access to:

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

Double glazed window to rear aspect, radiator and powerpoints.

Bedroom Two

12' Max x 10' (3.66m Max x 3.05m)

Double glazed window to front aspect, radiator and powerpoints.

Bedroom Three

9' x 8' 8" (2.74m x 2.64m)

Double glazed window to rear aspect, radiator and powerpoints.

Bathroom

Fitted with a two piece suite comprising bath, wash hand basin and double glazed obscure window to front aspect.

Separate Wc

Fitted with a WC and double glazed obscure window to front aspect.

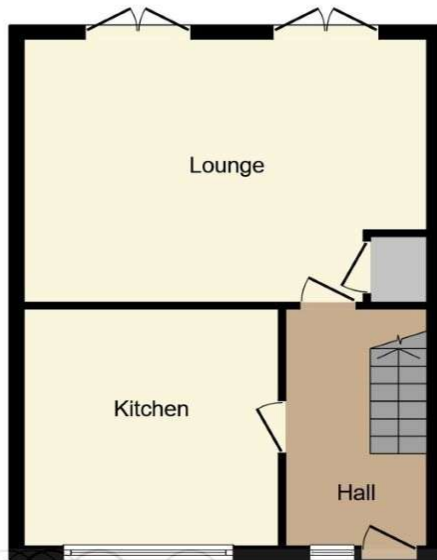
Outside

Front Garden

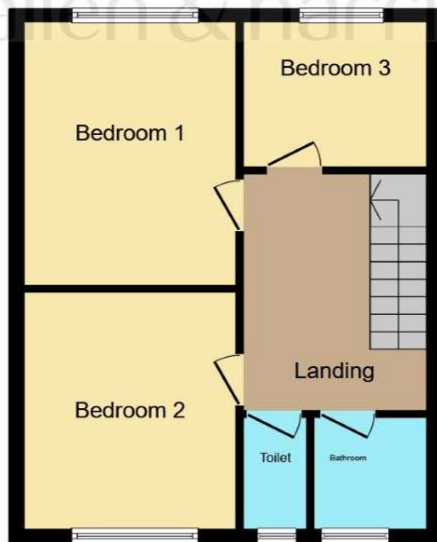
Mainly laid to lawn and paved path leading to front entrance.

Rear Garden

Tiered with paved patio area and steps rising up to an area laid to lawn, gated rear access and garage.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Ael-Y-Bryn,
Llanedeyrn Cardiff

- Semi Detached Home
- Three Bedrooms
- Lounge
- Fitted Kitchen/Diner
- First Floor Bathroom and Separate WC

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of

£260,000



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Property Ref:
ROA114396 - 0002

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