

Total area: approx. 1366.9 sq. feet

England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
53		79

CONTACT

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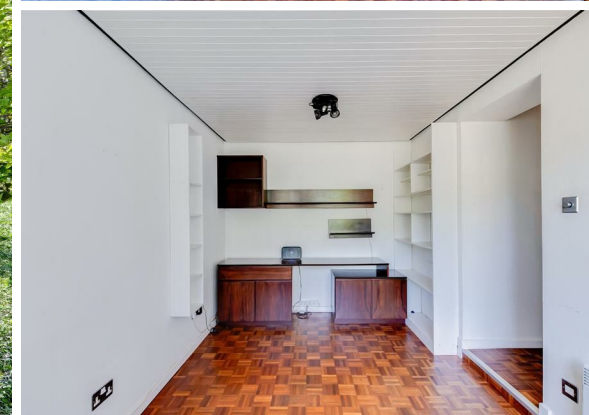
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7 Ael-Y-Bryn,
Radyr, Cardiff
CF15 8AZ



Asking Price £450,000
Bungalow - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1366.90 sq ft

Current EPC Rating - E53

Potential EPC Rating - C79



4



2



2



E

A rare opportunity to acquire this substantial four-bedroom detached bungalow, offered to the market for the first time since its original construction in 1955. Set on a generous and private plot, the home features mature gardens, two bathrooms, and spacious living throughout—offering excellent scope to modernise or extend (subject to planning permission). Positioned within a peaceful and desirable residential area, this well-maintained property is available with no onward chain. Offering flexible living spaces and exceptional potential to create a modern and spacious family home. Viewings are highly recommended to appreciate this exciting opportunity.

ACCOMMODATION

ENTRANCE HALL

A wide and welcoming hallway providing access to all rooms, with wood block flooring, textured walls, and a panelled ceiling.

WC

1.53m x 1.63m (5'0" x 5'4")
Fitted with a low-level WC, pedestal wash hand basin, tiled splashback and flooring, and high-level window to the front.

HOME OFFICE

2.48m x 4.41m (8'1" x 14'5")
Overlooking the front aspect with wood block flooring, papered walls, and a panelled ceiling. Ideal as a study or fifth bedroom.

DINING AREA

3.29m x 3.19m (10'9" x 10'5")
With wood block flooring, papered walls, panelled ceiling, and window overlooking the courtyard. Glazed double doors open from the entrance hallway. Open plan to;

LOUNGE

3.42m x 5.90m (11'2" x 19'4")
A continuation of the wood block flooring to a spacious front aspect reception room with vaulted ceiling and picture window to the front aspect. Central fireplace, wood block flooring and open plan to the dining area.

KITCHEN/BREAKFAST ROOM

4.82m x 3.48m (15'9" x 11'5")
Fitted with a range of base and wall units with quartz work surfaces, inset sinks, gas hob, electric oven, and hot plate. Tiled flooring, panelled ceiling, and UPVC window and door to the courtyard garden, with sliding doors opening to the side patio and garden. Useful storage cupboard.

INNER HALLWAY

Carpeted hallway with access to bedrooms and bathrooms.

BEDROOM ONE

4.04m x 2.93m (13'3" x 9'7")
A rear aspect double bedroom with full-height windows overlooking the garden, carpeted floor, papered walls, wood panelled ceiling, and fitted wardrobes.

EN-SUITE

1.63m x 1.90m (5'4" x 6'2")
Fitted with a three-piece suite including shower cubicle with electric shower, wash hand basin vanity unit, and enclosed WC. Fully tiled walls and floor.

BEDROOM TWO

2.96m x 5.07m (9'8" x 16'7")
A generous rear aspect double bedroom with garden views, carpeted floor, papered walls, panelled ceiling, fitted wardrobes, and airing cupboard.

BEDROOM THREE

3.03m x 2.26m (9'11" x 7'4")
With carpeted flooring, papered walls and ceiling, fitted wardrobes, and sliding doors to the courtyard garden.

BEDROOM FOUR

2.55m x 2.09m (8'4" x 6'10")
Rear aspect single bedroom with garden views, carpeted floor, painted walls, panelled ceiling, UPVC window, and fitted storage cupboard.

BATHROOM

2.38m x 1.82m (7'9" x 5'11")
A three-piece suite comprising bath with overhead shower, WC, and wash hand basin with vanity unit. Fully tiled walls and flooring, towel radiator, and window to the side aspect.

OUTSIDE

COURTYARD
A private enclosed courtyard with direct access from the kitchen and third bedroom. Three useful storage sheds. Gate to the front and path to the rear.

REAR

A mature and well-stocked garden laid mainly to lawn, offering a peaceful and private setting with established shrubs and planting.

SIDE

Paved patio area accessed via the kitchen, offering potential for extension or landscaping improvements (STPP). A mature and well-stocked tiered garden offering elevated views.

FRONT

A generous frontage with mature planting and potential to create further off-road parking subject to the necessary consents.

TENURE

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

COUNCIL TAX

Band F

