



Bryn-Y-Nant, Llanedeyrn Cardiff CF23 9NZ

welcome to

Bryn-Y-Nant, Llanedeyrn Cardiff

A THREE BEDROOM mid terraced home, set in the popular location of LLANEDEYRN, within walking distance of local amenities and easy access to local schools, bus routes and shops. Cardiff City centre is easily accessible and the A48/M4 access corridor is just a short drive away. Viewings Recommended!

Ground Floor

Dining Area

13' 10" x 8' 7" (4.22m x 2.62m)

Double glazed door to front aspect, radiator, laminate flooring and access to:

Lounge Area

13' 1" x 10' (3.99m x 3.05m)

Double glazed window to front aspect, radiator, laminate flooring and open plan to:

Kitchen Area

13' 11" x 10' 11" (4.24m x 3.33m)

Fitted with a range of wall and base level units with complementary work surfaces over, sink unit, space spaces for cooker and fridge/freezer, tiled flooring, stairs rising to first floor and opens to:

Utility Area

16' 2" x 4' 8" (4.93m x 1.42m)

Double glazed sliding doors providing access to rear garden, space for washing machine and built in storage cupboard housing gas meter.

First Floor

Landing

Loft hatch, laminate flooring and doors providing access to:

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed window to front aspect and radiator.

Bedroom Two

13' 10" Max x 10' 3" Max (4.22m Max x 3.12m Max)

Double glazed window to front aspect, radiator and vinyl flooring.

Bedroom Three

10' 4" Max x 8' 8" Max (3.15m Max x 2.64m Max)

Double glazed window to rear aspect, radiator and laminate flooring.

Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin, low level WC, tiled flooring, tiled walls, radiator, built in cupboard housing combi boiler and double glazed window to rear aspect.

Outside

Front Garden

Mainly laid to lawn with steps leading to porch.

Rear Garden

Composite decking with gated access.

Garage

8' 7" x 8' 6" (2.62m x 2.59m)

With manual roller door, electric and double glazed pedestrian door from rear garden.



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
Bryn-Y-Nant,
Llanedeyrn Cardiff

- Mid Terraced Home
- Three Bedrooms
- Dining/ Lounge Area
- Fitted Kitchen/ Utility Area
- Shower Room
- Front and Rear Gardens
- Garage

Tenure: Freehold EPC Rating: C

£200,000



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Property Ref:
ROA112707 - 0003

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