



## Ael-Y-Bryn, £325,000

- Scenic Views
- Newly Refurbished Kitchen
- Mature well stocked garden
- COUNCIL TAX C
- Close to M4 links
- Catchment Area For Schools
- Town house style
- Driveway Parking
- EPC Rating: D



 4  1  2





## About the property

Presenting a beautifully characterised Detached town house style home in the sought after location of Penclawdd. The property is close to scenic views and provides access to the cycle paths, aswell as falling within the catchment areas of excellent schools.Sought Area! Viewing is highly recommended.







# Accommodation

## Kitchen/Lounge

9' 8" x 10' 2" ( 2.95m x 3.10m )

## Lounge

16' 7" x 12' 1" ( 5.05m x 3.68m )

## Bedroom 1

11' 8" x 10' 5" ( 3.56m x 3.17m )

## Conservatory

11' 2" x 9' 2" ( 3.40m x 2.79m )

## Shower Room

## Bathroom

## Bedroom 2

13' 4" x 9' 8" ( 4.06m x 2.95m )

## Bedroom 4

10' 2" x 8' 2" ( 3.10m x 2.49m )

## Bedroom 3

12' 1" x 8' 5" ( 3.68m x 2.57m )

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## Floorplan



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