



Hogg & Hogg

Estate Agents

38 Ael Y Bryn, Llanedeyrn

Cardiff

£235,000



Very well presented family home situated in the ever-popular Ael Y Bryn estate in Llanedeyrn. Ideally positioned for easy access to local amenities, schools and excellent transport links, this is a lovely home in a convenient and well-established location.

The property is entered via a welcoming entrance hall leading into a spacious lounge which flows through to the dining room, creating a generous and sociable living space. The fitted kitchen opens directly onto the rear garden, while a useful downstairs WC completes the ground floor.

Upstairs, there are three bedrooms, including two good-sized double bedrooms, both benefiting from fitted wardrobes, together with a third single bedroom featuring a useful built-in cupboard over the stairs. A family bathroom completes the first floor.

The property also benefits from a relatively new combi boiler which is serviced annually, providing added peace of mind.

Outside, the low-maintenance rear garden is predominantly paved and provides access to the single garage. To the front, a gated private and established garden with mature boundary hedging and a lawn, small patio and a pathway leading to the entrance.

The location is particularly convenient for commuters, with quick and easy access to the A48/M4 link, providing routes towards Cardiff city centre, Swansea and Bristol. There are also excellent public transport links, while a selection of local primary and secondary schools, including both English and Welsh-medium options, are close by.



VERY WELL PRESENTED THREE-BEDROOM FAMILY HOME in the ever-popular Ael Y Bryn estate in Llanedeyrn. The property offers an entrance hall, spacious lounge opening into the dining room, fitted kitchen with access to the low-maintenance rear garden and downstairs WC. Upstairs are two good-sized double bedrooms, both with fitted wardrobes, a single bedroom with built-in storage and a family bathroom. Outside, there is a paved rear garden with access to a single garage, plus an established front garden. Further benefits include a relatively new, annually serviced combi boiler. Excellent access to the A48/M4, Cardiff city centre and Bristol, with local English and Welsh-medium schools nearby.

Council Tax Band: D

Property Type: Terraced House

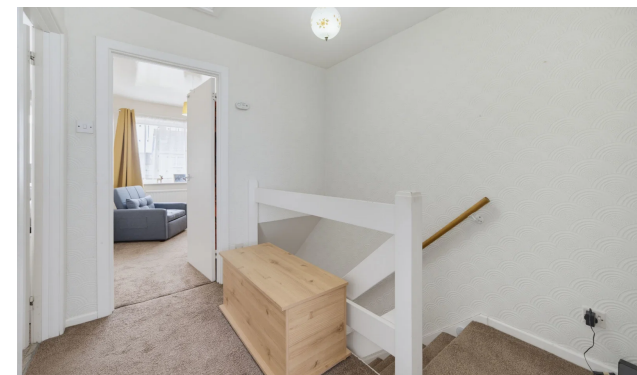
Bedrooms: 3

Bathrooms: 1

Receptions: 2

- Mid Terraced Freehold Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room
- Ground Floor Cloakroom
- Easy Maintenance Rear Garden
- Garage
- Enclosed Front Garden
- Close to Local Amenities, Schools and Transport Links





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