



**Ael-Y-Bryn, Llanedeyrn Cardiff CF23 9LL**

**welcome to**

## **Ael-Y-Bryn, Llanedeyrn Cardiff**

No Onward Chain. A well-located mid-terraced home in popular Llanedeyrn, close to local amenities, schools and transport links. Offering a lounge, dining area, fitted kitchen, three bedrooms, shower room and separate WC, plus gas central heating, front and rear gardens and a detached garage.

### **Ground Floor**

#### **Entrance**

Via a double glazed front door into:

#### **Hallway**

Stairs rising to first floor, radiator and access to:

#### **Lounge Area**

13' 5" x 11' 8" ( 4.09m x 3.56m )

Double glazed window to front aspect, radiator, feature fireplace, powerpoint and access to:

#### **Dining Area**

11' 3" x 9' 3" ( 3.43m x 2.82m )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Kitchen**

11' 3" x 8' 10" ( 3.43m x 2.69m )

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

### **First Floor**

#### **Landing**

Doors providing access to:

#### **Bedroom One**

13' 4" x 10' 10" ( 4.06m x 3.30m )

Double glazed window to front aspect, radiator, powerpoint and fitted wardrobes.

#### **Bedroom Two**

11' 5" Max x 10' 2" Max ( 3.48m Max x 3.10m Max )

Double glazed window to rear aspect, radiator and powerpoint.

#### **Bedroom Three**

10' 5" Max x 7' 5" Max ( 3.17m Max x 2.26m Max )

Double glazed window to front aspect, radiator and powerpoint.

#### **Shower Room**

Fitted with a two piece suite comprising shower area, wash hand basin, radiator and double glazed obscure window to rear aspect.

#### **Separate Wc**

Fitted with a WC and double galzed obscure window to rear aspect.

### **Outside**

#### **Front Garden**

Area laid to lawn with established shrubs and path leading to front entrance.

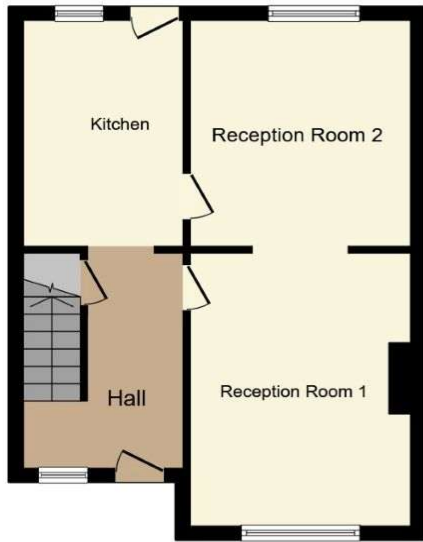
#### **Rear Garden**

Enclosed with area laid to lawn, steps leading down to detached garage and gated rear access.

#### **Detached Garage**

18' 7" x 8' 10" ( 5.66m x 2.69m )

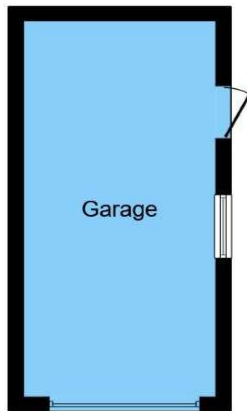
With up and over door and pedestrian door to side providing access.



**Ground Floor**



**First Floor**



**Garage**

allen & harris

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**

- Mid Terraced Home
- Three Bedrooms
- Lounge Area/Dining Area
- Fitted Kitchen
- First Floor Shower Room and Separate WC

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

**£210,000**



**view this property online** [allenandharris.co.uk/Property/ROA114464](http://allenandharris.co.uk/Property/ROA114464)



Property Ref:  
ROA114464 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**029 2046 4744**



[roath@allenandharris.co.uk](mailto:roath@allenandharris.co.uk)



84 Albany Road, CARDIFF, South Glamorgan,  
CF24 3RS



[allenandharris.co.uk](http://allenandharris.co.uk)