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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Brynfedus*

LLANEDEYRN







A great size property, an ideal for a first home or buy to let

Comments by Mr Ramzy Bancroft



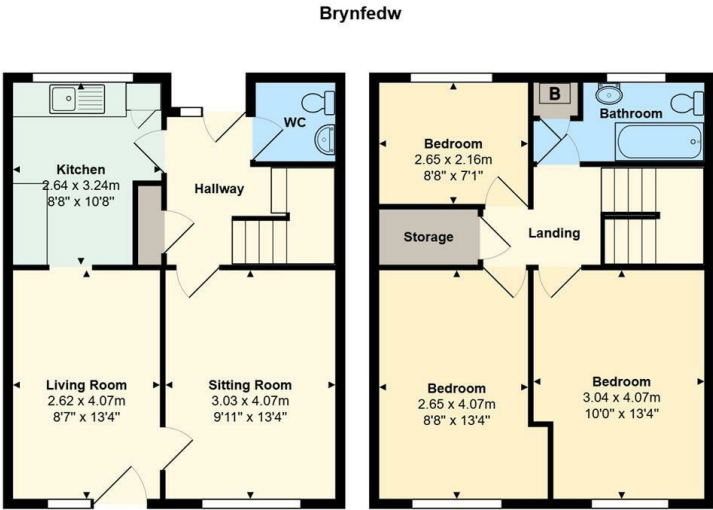
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



" A great buy to let property"

Comments by the Homeowner



Total Area: 84.6 m² ... 910 ft²

All measurements are approximate and for display purposes only



Entrance leading to Hallway

Sitting Room 9'11" x 13'4" (3.02m x 4.06m)

Living Room 8'7" x 13'4" (2.62m x 4.06m)

Kitchen 8'8" x 10'8" (2.64m x 3.25m)

Downstairs WC

Bedroom One 10' x 13'4" (3.05m x 4.06m)

Bedroom Two 8'8" x 13'4" (2.64m x 4.06m)

Bedroom Three 8'8" x 7'1" (2.64m x 2.16m)

Bathroom

Storage Cupboard

Tenure  
Freehold - To be confirmed by your legal advisor

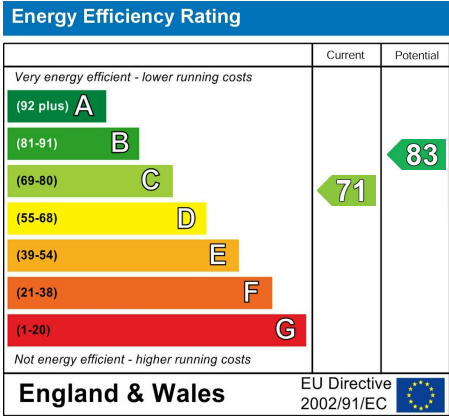
Council Tax  
Band C

School Catchment

Springwood Primary School  
Llanishen High School

Ysgol Y Berllan Deg  
Ysgol Gyfun Gymraeg Bro Edern

\*to be checked and subject to availability



# Brynfedw

Llanedeyrn, Cardiff, CF23 9PQ

Asking Price

£185,000

3 Bedroom(s)

1 Bathroom(s)

925.00 sq ft

Contact our

*Penylan Branch*

02920 499680

NEW TO MARKET  
A great size Three bedroom property, located in the quite location of BRYNFEDW, in Llanedeyrn.  
This property is in need of some updating, but offers good space and potential with two rec rooms, kitchen, hall ,ground floor toilet, bathroom and three decent bedrooms. The property furhter benefits from a garage which has had a recently replaced roof, garden and NO ONWARD CHAIN.





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