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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Brynfedus*

LLANEDYRN



A spacious property with 3 double bedrooms

Comments by Mr Ramzy Bancroft



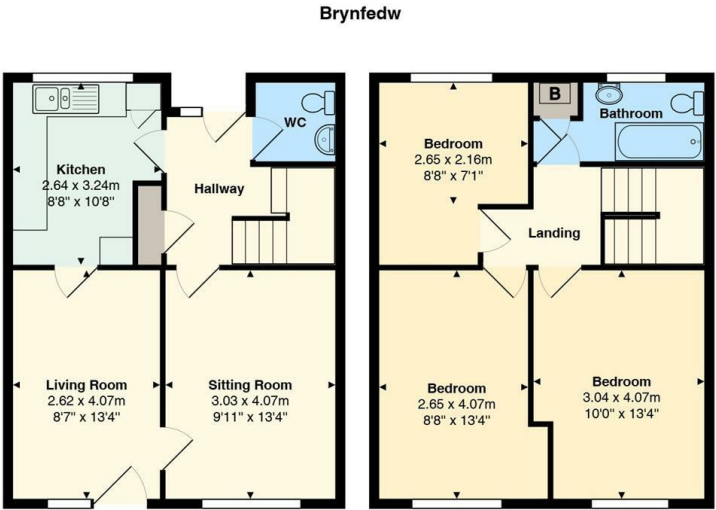
**Property Specialist**  
**Mr Ramzy Bancroft**  
Branch manager

Ramzy@jeffreycross.co.uk



A great property with lots of potential

Comments by the Homeowner



Total Area: 84.6 m² ... 910 ft²

All measurements are approximate and for display purposes only



|                      |                                                         |
|----------------------|---------------------------------------------------------|
| Entrance             | Tenure                                                  |
| Lounge               | Freehold, but this is to be confirmed by your solicitor |
| Kitchen              | Council tax                                             |
| Living / dining room | Band - C                                                |
| WC                   |                                                         |
|                      |                                                         |
| Landing              |                                                         |
| Bedroom 1            |                                                         |
| Bedroom 2            |                                                         |
| Bedroom 3            |                                                         |
| Bathroom             |                                                         |
| Garden               |                                                         |

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



# Brynfedw

Llanedeyrn, Cardiff, CF23 9PQ

Guide Price

£180,000

3 Bedroom(s)

1 Bathroom(s)

910.00 sq ft

Contact our

*Penylan Branch*

02920 499680

Offered for sale with NO ONWARD CHAIN is this spacious three bedroom property. With lovely front and back gardens, overlooking woods, and located in a quiet cul de Sac, it is in a very quite location. The property boasts three DOUBLE BEDROOMS, family bathroom, entrance hall, WC, kitchen, sitting/ dining room and great size lounge. This would make a great first home, or buy to let investment.



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