



**Brynfedw,
Llanedeyrn CF23 9PS**

- EPC Rating: C
- Extended To Rear
- Modern Kitchen and Bathrooms
- Two Reception Rooms
- Three Spacious Bedrooms





About The Property

This great family home is situated in a very popular cul-de-sac within Llanedeyrn and benefits from a front aspect onto the communal green giving a pleasant outlook. The home is very well presented throughout, and will appeal to the full range of perspective buyers. Being so handy for commuters in or out of the vibrant City is always an attraction for the area. Closer to home is a pleasant park and lake which is within walking distance from your front door whilst a short drive gets you to the amazing Central Roath Park and Lakes. Any older children are able to walk to the recently built and popular St Teilo's school whilst there is a choice of primary schools near-by.

Internally the property accommodation comprises; Entrance porch, Lounge, Dining room, kitchen and cloakroom to the ground floor. To the first floor you will find three bedrooms and a family bathroom.

Outside the property benefits from an enclosed gated front garden which is laid to lawn with paved pathway leading to front porch. The rear garden is enclosed and is paved offering low maintenance up keep with a brick wall surround.

Accommodation

Entrance Porch

Enter into porch. Window to front. Door leading into lounge.

Lounge

18' 11" x 13' 4" (5.77m x 4.06m)
Window to front X2. Access to hall.

Hall

Access to all ground floor rooms.

Dining Room

10' 7" x 8' 7" (3.23m x 2.62m)
Window to rear.

Kitchen

11' 6" x 6' 10" (3.51m x 2.08m)
Fitted with a range of base and eye level units with worktops over. Space for cooker and hob/hood. Inset sink unit plus drainer. Space for a washing machine and free standing fridge/freezer. Window to rear. Door leading to rear garden.

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Cloakroom

Fitted with a two piece suite comprising WC and wash hand basin. Window with borrowed light to kitchen.

Landing

Access to all first floor rooms.

Bedroom One

13' 6" x 9' 11" (4.11m x 3.02m)

Window to front,

Bedroom Two

13' 5" x 8' 8" (4.09m x 2.64m)

Built in wardrobes. Window to front.

Bedroom Three

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

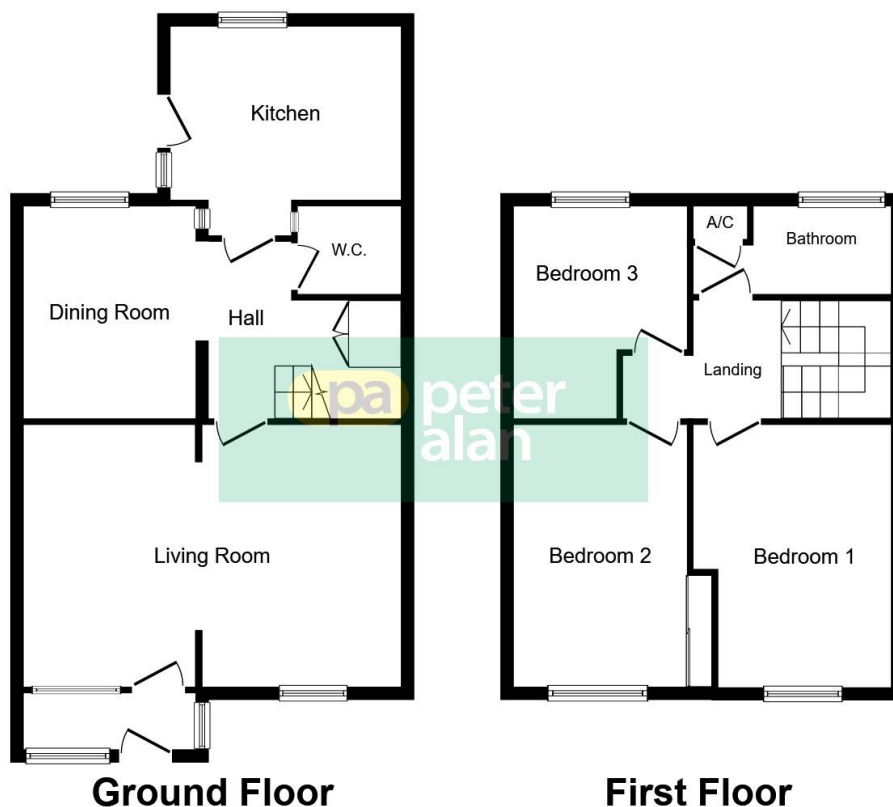
Built in storage/wardrobe. Window to rear.

Bathroom

Fitted with a three piece suite comprising bath with shower over, WC and wash hand basin. Single storage cupboard housing boiler

Outside

Outside the property benefits from an enclosed gated front garden which is laid to lawn with paved pathway leading to front porch. The rear garden is enclosed and is paved offering low maintenance up keep with a brick wall surround.



Ground Floor

First Floor

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