



**Bryn-Y-Nant
Llanedeyrn
Cardiff
South Glamorgan
CF23 9NZ**

Offers in Excess of £194,000

bettermove

Bryn-Y-Nant Cardiff

Bettermove are proud to present this 3 bedroom terraced house in the sought after location of Llanedeyrn.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is C.

The interior of this beautifully presented property comprises two spacious reception rooms, the fitted kitchen and convenient WC on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear yard with a garden room, perfect for enjoying the summer months.

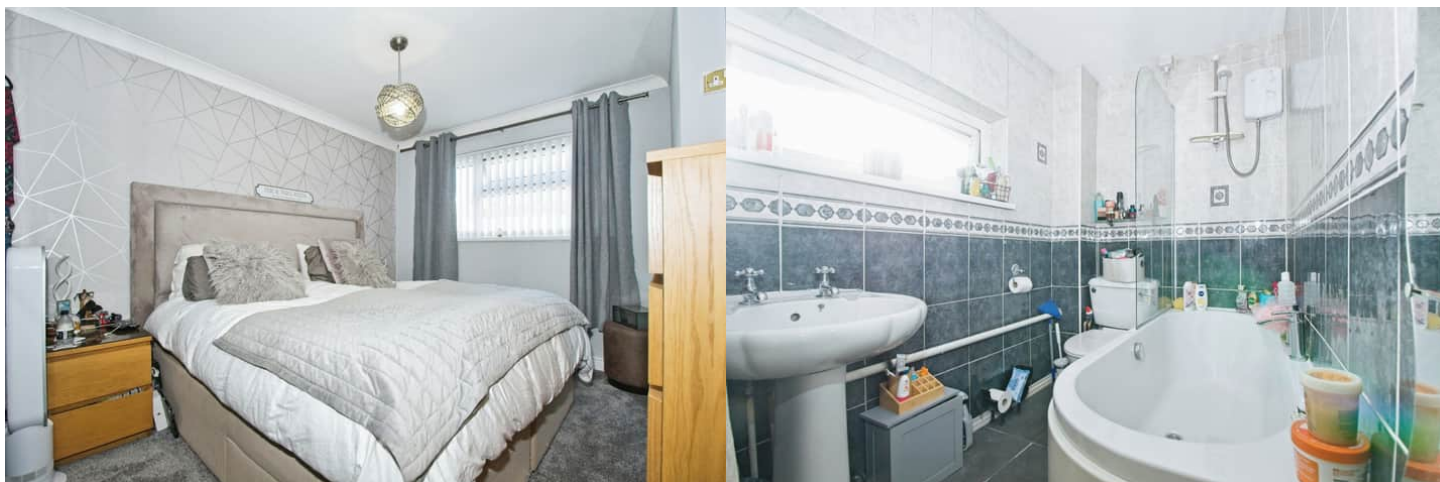
Located in the popular residential area of Llanedeyrn, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M4, the A48 and many local bus routes providing easy access into Cardiff City Centre.

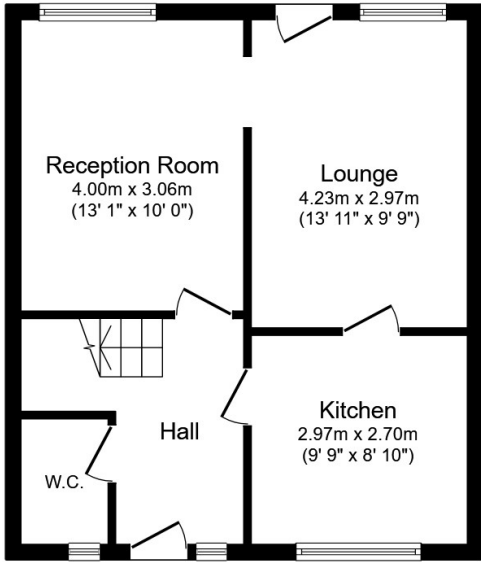
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

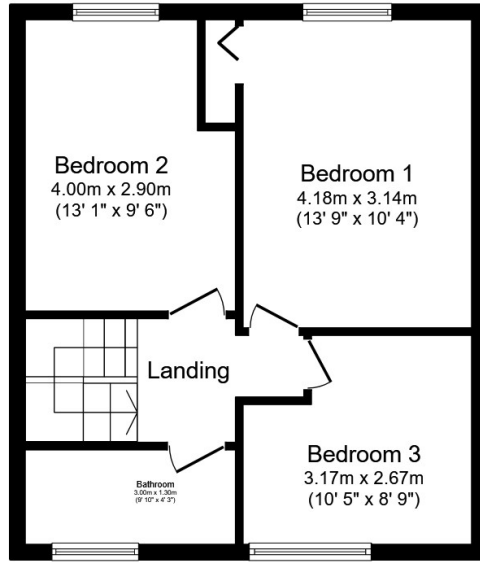
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

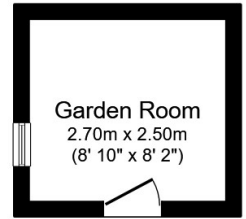




Ground Floor



First Floor



Outbuilding

Total floor area 95.0 m² (1,023 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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