

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



SCHOOL STREET
CAERPHILLY



ENTRANCE HALL
0.94 x 1.49 (3'1" x 4'10")

LIVING ROOM
4.79 x 3.36 max (15'8" x 11'0" max)

KITCHEN
6.64 x 5.02 max (21'9" x 16'5" max)

UTILITY ROOM
1.86 x 2.79 (6'1" x 9'1")

BATHROOM
1.97 x 2.87 (6'5" x 9'4")

BEDROOM ONE
4.99 x 3.41 (16'4" x 11'2")

BEDROOM TWO
3.13 x 3.11 (10'3" x 10'2")

GARDEN

COUNCIL TAX
Caerphilly

Band: C

TENURE
Freehold

SCHOOL CATCHMENT
Welsh Medium Primary School : Y.G.G. Y CASTELL
Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN
CWM RHYMNI
English Medium Primary School : COEDYBRAIN PRIMARY
English Medium Secondary School : LEWIS SCHOOL PENGAM/
LEWIS GIRLS COMPREHENSIVE SCHOOL





SCHOOL STREET

LLANBRADACH, CF83 3LD - £185,000

 2 Bedroom(s)  1 Bathroom(s) 974.00 sq ft

Nestled in the charming area of School Street, Llanbradach, Caerphilly, this delightful end terrace house presents an excellent opportunity for first-time buyers and savvy investors alike. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting.

The heart of the home features an open plan living area, creating a seamless flow between the lounge and the quality kitchen/diner. This modern layout is perfect for entertaining guests or enjoying family meals, making it a versatile space for everyday living. The kitchen is equipped with contemporary fittings, ensuring that it meets the needs of any aspiring chef.

The property also boasts a well-appointed bathroom, providing essential amenities for residents. The end terrace position not only enhances privacy but also allows for potential outdoor space, ideal for those who appreciate a bit of fresh air.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities and transport links, making it an ideal choice for those looking to settle in a vibrant community. Whether you are looking to make your first step onto the property ladder or seeking a promising rental investment, this house on School Street is a fantastic option that should not be overlooked.

FLOORPLAN TO FOLLOW

PROPERTY SPECIALIST

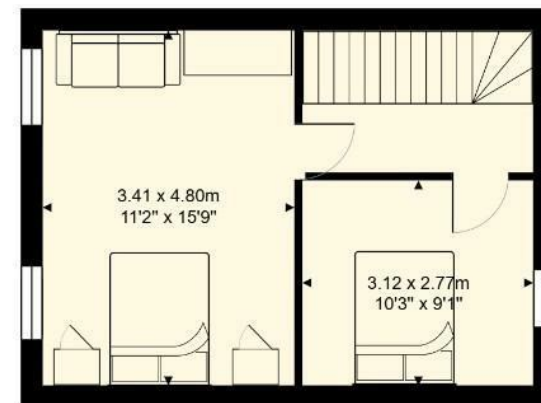
Whitney Jenkins
whitney.jenkins@brinsons.co.uk
02920 867711
Sales Negotiator





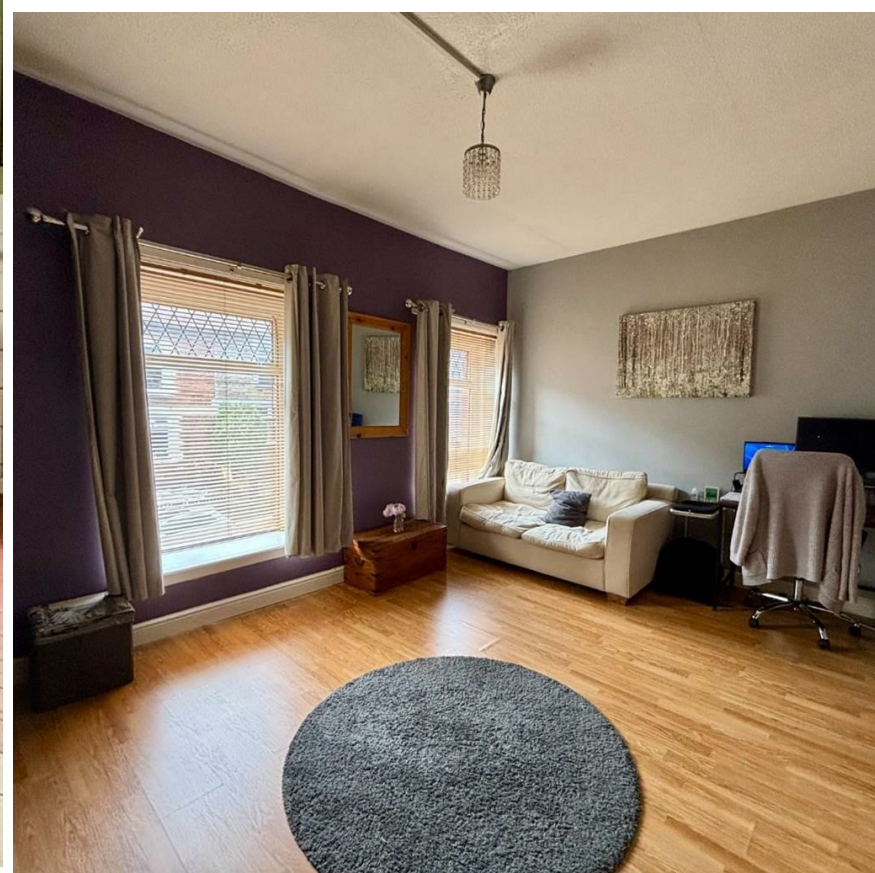
School Street, Llanbradach

School Street, Llanbradach, CF83 3LD



Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only



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