

BRINSONS

STYLISH SALES
& LETTINGS
CAERPHILLY'S HOME FOR



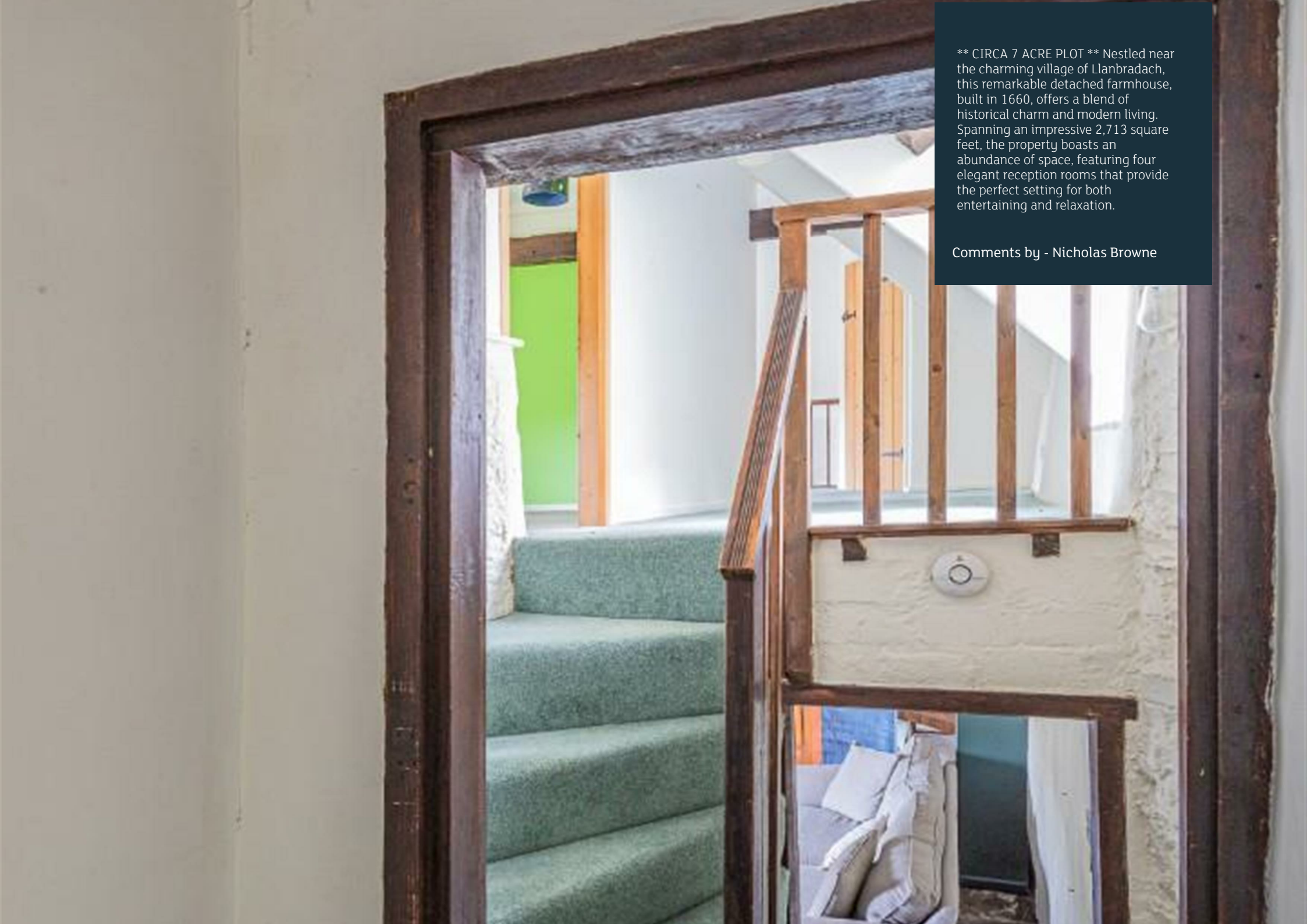
PANDY ROAD
CAERPHILLY



Trehir Farm, Pand y Lane, Llanbradach, CF83 3DZ

Total Area: 246.4 m² ... 2652 ft²

All measurements are approximate and for display purposes only






**** CIRCA 7 ACRE PLOT **** Nestled near the charming village of Llanbradach, this remarkable detached farmhouse, built in 1660, offers a blend of historical charm and modern living. Spanning an impressive 2,713 square feet, the property boasts an abundance of space, featuring four elegant reception rooms that provide the perfect setting for both entertaining and relaxation.

Comments by - Nicholas Browne



PANDY ROAD

LLANBRADACH, CF83 3DZ - ASKING PRICE - £820,000

 5 Bedroom(s)  2 Bathroom(s)  2712.53 sq ft

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PROPERTY SPECIALIST

Nicholas Browne
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Negotiator



Utility
1.77 x 1.98 (5'9" x 6'5")

Kitchen
4.25 x 4.93 (13'11" x 16'2")

Family Room
3.78 x 5.10 (12'4" x 16'8")

Living Room
6.41 x 5.03 (21'0" x 16'6")

Study Room/Gym
4.75 x 3.16 (15'7" x 10'4")

Ground Floor Bathroom
3.03 x 1.97 (9'11" x 6'5")

Dining Room
3.00 x 4.77 (9'10" x 15'7")

Internal Utility Room
3.93 x 1.78 (12'10" x 5'10")

WC
0.79 x 1.86 (2'7" x 6'1")

Master Bedroom
5.01 x 5.29 max (16'5" x 17'4" max)

Bedroom Four
4.41 x 3.18 (14'5" x 10'5")

Bedroom Three
3.86 x 3.84 (12'7" x 12'7")

Bedroom Five
2.86 x 2.18 (9'4" x 7'1")

Bedroom Two
3.11 x 4.21 (10'2" x 13'9")

Bathroom
4.09 x 1.79 (13'5" x 5'10")

WC
1.85 x 1.19 (6'0" x 3'10")

Porch off Living Room
2.12 x 1.83 (6'11" x 6'0")

Porch off Family Room
1.06 x 0.88 (3'5" x 2'10")

Tenure
Freehold

Council Tax
Council: Caerphilly

Band: F

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 : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL



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







