

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



THE AVENUE
CAERPHILLY



PORCH
0.95 x 0.76 (3'1" x 2'5")

ENTRANCE HALL
1.11 x 6.27 max (3'7" x 20'6" max)

LIVING ROOM
7.50 x 3.89 max (24'7" x 12'9" max)

KITCHEN
2.61 x 3.14 (8'6" x 10'3")

DINING ROOM
2.96 x 3.33 (9'8" x 10'11")

UTILITY ROOM
3.25 x 1.07 (10'7" x 3'6")

BEDROOM ONE
2.72 x 4.5 (8'11" x 14'9")

BEDROOM TWO
2.94 x 4..04 max (9'7" x 13'1".13'1" max)

BEDROOM THREE/STUDY
2.05 x 3.38 (6'8" x 11'1")

BATHROOM

LANDING

COUNCIL TAX
COUNCIL: 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





THE AVENUE

LLANBRADACH, CF83 3LL - £200,000



3 Bedroom(s)

1 Bathroom(s)

1044.00 sq ft

Nestled in the heart of Llanbradach, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and savvy investors. Spanning an impressive 1,044 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space.

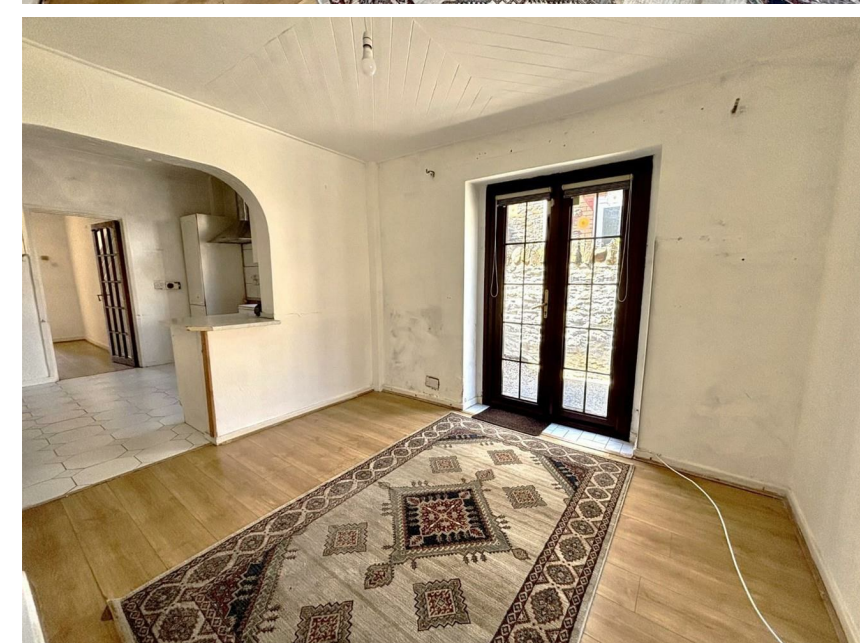
Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is practical and functional, ensuring that every corner of the home is utilised effectively. The property also features a bathroom that caters to the needs of modern living.

One of the standout features of this home is its prime location. Situated close to local shops, bus stops, schools, and a train station, residents will enjoy the convenience of having essential amenities within easy reach. This accessibility makes it an attractive option for those who commute or prefer to have everything they need nearby.


Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are looking to invest in a rental property or seeking your first home, this three-bedroom terrace in Llanbradach is a fantastic choice that combines comfort, convenience, and potential. Don't miss the chance to make this delightful house your new home.

PROPERTY SPECIALIST

Nicholas Browne
nick.browne@brinsons.co.uk
02920 867711
Property Management Co-ordinator





 The Avenue, Llanbradach



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 