

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



THE AVENUE
LLANBRADACH



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 , CF83 3LL - £180,000



3 Bedroom(s)

1 Bathroom(s)

1044.00 sq ft

Spacious Three-Bedroom Mid-Terrace Home in the Heart of Llanbradach

Nestled in the vibrant heart of Llanbradach, this charming mid-terrace house offers an excellent opportunity for first-time buyers and investors alike. Boasting a generous 1,044 square feet of living space, the property features three well-proportioned bedrooms—ideal for families or those in need of extra space.

Step inside to a welcoming reception room, perfect for relaxation or entertaining guests. The practical layout maximises every inch of the home, complemented by a well-equipped bathroom designed to meet modern living needs.

One of the standout benefits of this property is its prime location. Close to local shops, schools, bus stops, and a train station, it offers unparalleled convenience for commuters and families who want amenities within easy reach.

Offered with no onward chain, this home promises a smooth and straightforward purchase process. Whether you're looking to invest in a rental property or find your first home, this delightful three-bedroom terrace in Llanbradach combines comfort, convenience, and potential.

Don't miss the opportunity to make this wonderful house your new home.

Freehold
EPC - E
Council Tax Band - C

PROPERTY SPECIALIST

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Sales Negotiator





 The Avenue, Llanbradach



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(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 