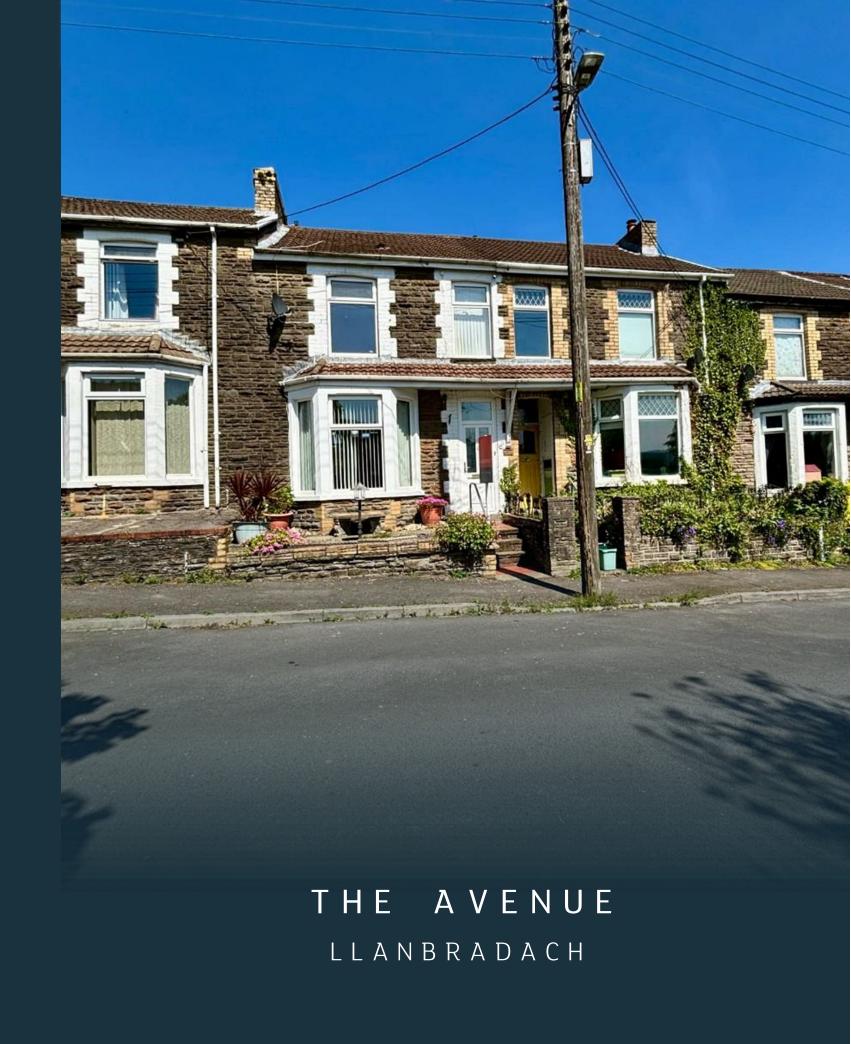
STYLISH SALES & LETTINGS



BRINSONS



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

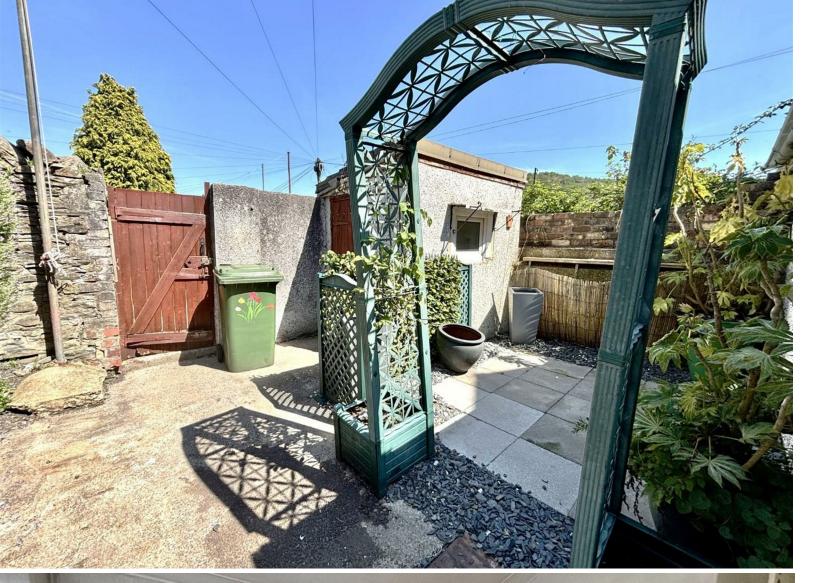
SCHOOL CATCHMENT

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

Lauren Williams lauren.williams@brinsons.co.uk 02920 867711 Sales Negotiator











