

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL



*The Avenue*





Comments by Lauren Williams



**Property Specialist**  
**Lauren Williams**  
Sales Negotiator

[lauren.williams@brinsons.co.uk](mailto:lauren.williams@brinsons.co.uk)

*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.*

Comments by the Homeowner





# The Avenue

, Llanbradach, CF83 3LL

Asking Price

£177,500



3 Bedroom(s)



1 Bathroom(s)



1044.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

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

CARDIFF

VALE

CAERPHILLY

BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)





Porch 3'1" x 2'5" (0.95 x 0.76)	<b>Council Tax</b> COUNCIL: CAERPHILLY
Entrance Hall 3'7" x 20'6" max (1.11 x 6.27 max)	BAND: C
Living Room 24'7" x 12'9" max (7.50 x 3.89 max)	<b>Tenure</b> We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Kitchen 8'6" x 10'3" (2.61 x 3.14)	<b>School Catchment</b> 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
Dining Room 9'8" x 10'11" (2.96 x 3.33)	
Utility Room 10'7" x 3'6" (3.25 x 1.07)	
Bedroom One 8'11" x 14'9" (2.72 x 4.5)	
Bedroom Two 9'7" x 13'1".13'1" max (2.94 x 4..04 max)	
Bedroom Three/Study 6'8" x 11'1" (2.05 x 3.38)	
Bathroom	
Landing	







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

