

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



GLYN EIDDEW
CAERPHILLY



ENTRANCE HALL

LIVING ROOM

2.92 x 5.16 (9'6" x 16'11")

KITCHEN/DINER

5.15 x 1.94 (16'10" x 6'4")

BEDROOM ONE

4.10 x 3.70 (13'5" x 12'1")

BEDROOM TWO

2.41 x 3.39 (7'10" x 11'1")

BEDROOM THREE

2.58 x 2.41 (8'5" x 7'10")

BATHROOM

1.72 x 2.15 (5'7" x 7'0")

COUNCIL TAX

Band - C

TENURE

We are informed by the owner that the property is Freehold, this is be confirmed by your legal advisor.

THESE ARE THE SCHOOLS FOR YOUR CATCHMENT AREA

:

Welsh Medium Primary School : Y.G. BRO ALLTA

Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI

English Medium Primary School : MAESYCWMMER PRIMARY

English Medium Secondary School : LEWIS SCHOOL PENGAM/
LEWIS GIRLS COMPREHENSIVE SCHOOL





GLYN EIDDEW

LLANBRADACH, CF83 3PH - £200,000

 3 Bedroom(s)  1 Bathroom(s) 904.00 sq ft

Nestled in the tranquil area of Glyn Eiddew, Llanbradach, this charming house presents an excellent opportunity for those seeking a peaceful retreat. The property boasts two spacious living rooms, perfect for entertaining guests or enjoying family time. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the wraparound garden, offering a delightful outdoor space for relaxation, gardening, or children's play. The side and rear garden are not overlooked, which adds to the charm of this property. The quiet location also enhances the appeal, providing a serene environment away from the hustle and bustle of city life.

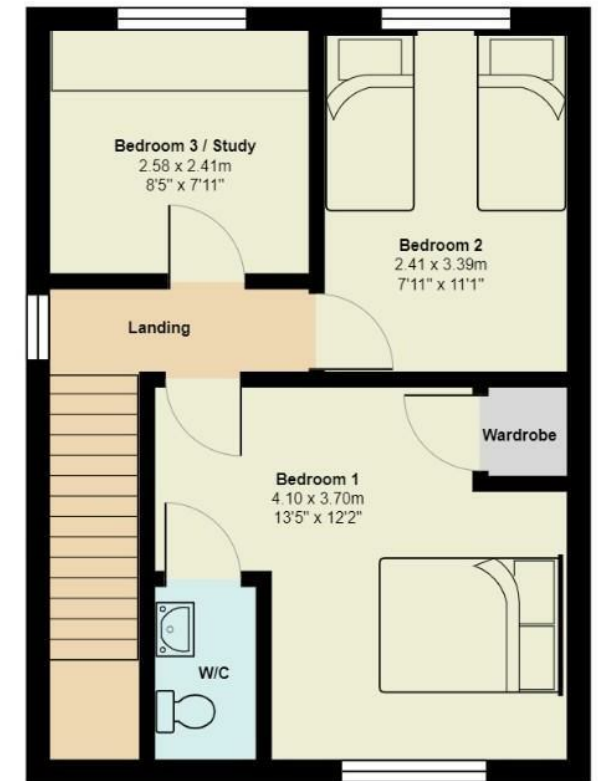
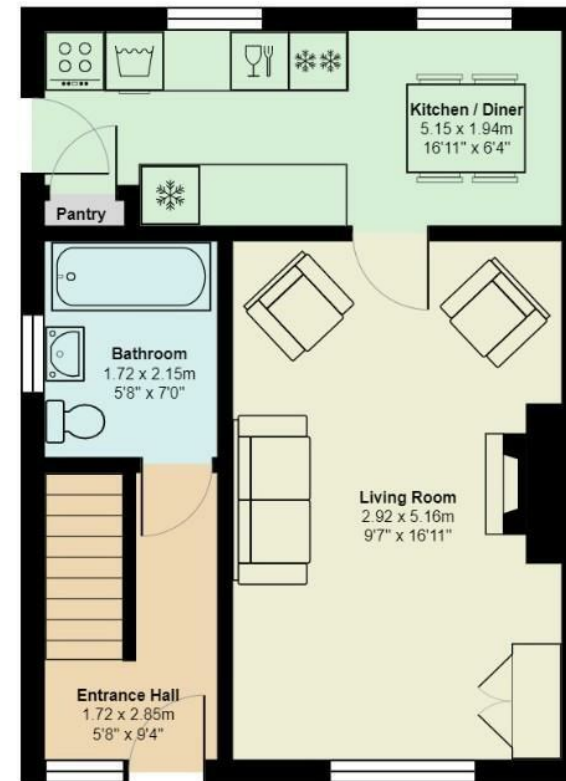
With no onward chain, this home is ready for you to move into without delay. This delightful house in Glyn Eiddew is a rare find and is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely property your new home.



PROPERTY SPECIALIST

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

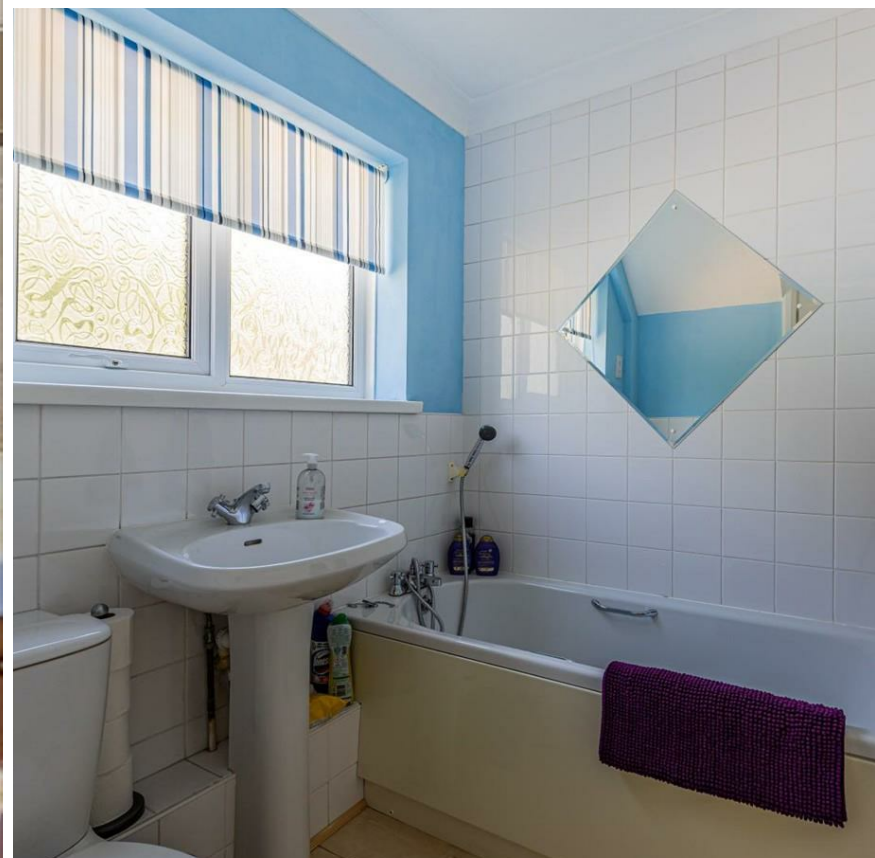
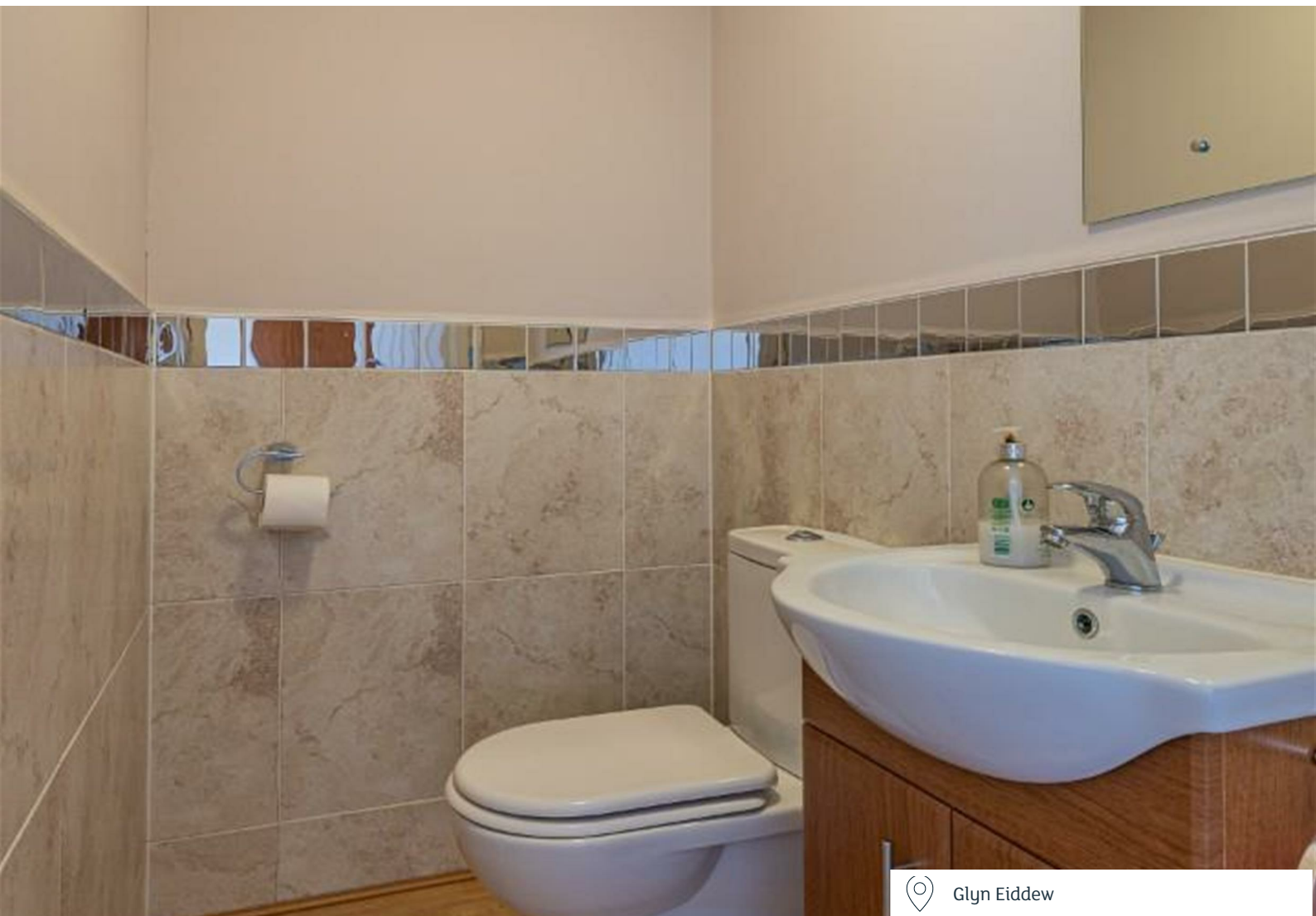






1 Glyn Eiddew

Total Area: 74.1 m² ... 797 ft²

All measurements are approximate and for display purposes only



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 