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CARDIFF

VALE

CAERPHILLY

BRISTOL

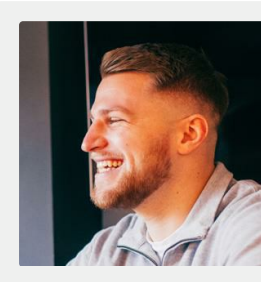


Brynallt Fran Avenue

TRETHOMAS

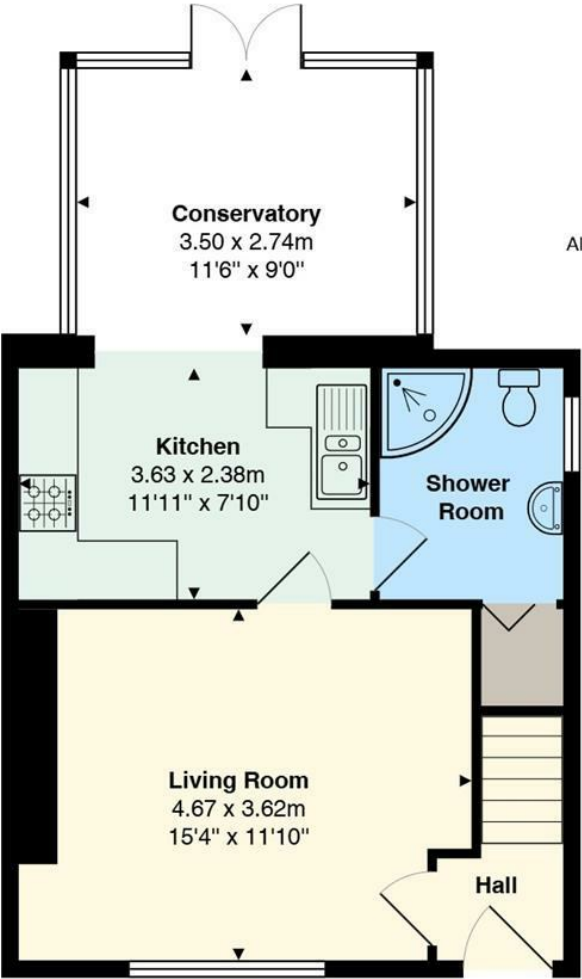


Comments by Mr Max Tustin



Property Specialist
Mr Max Tustin
Sales Negotiator

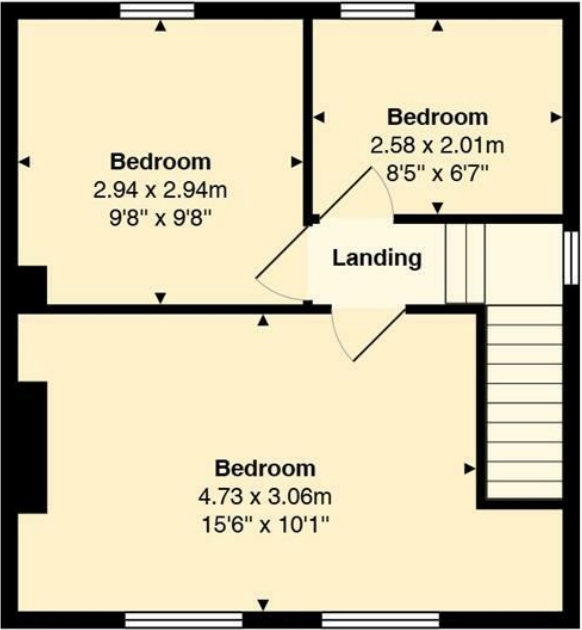
max@jeffreygross.co.uk



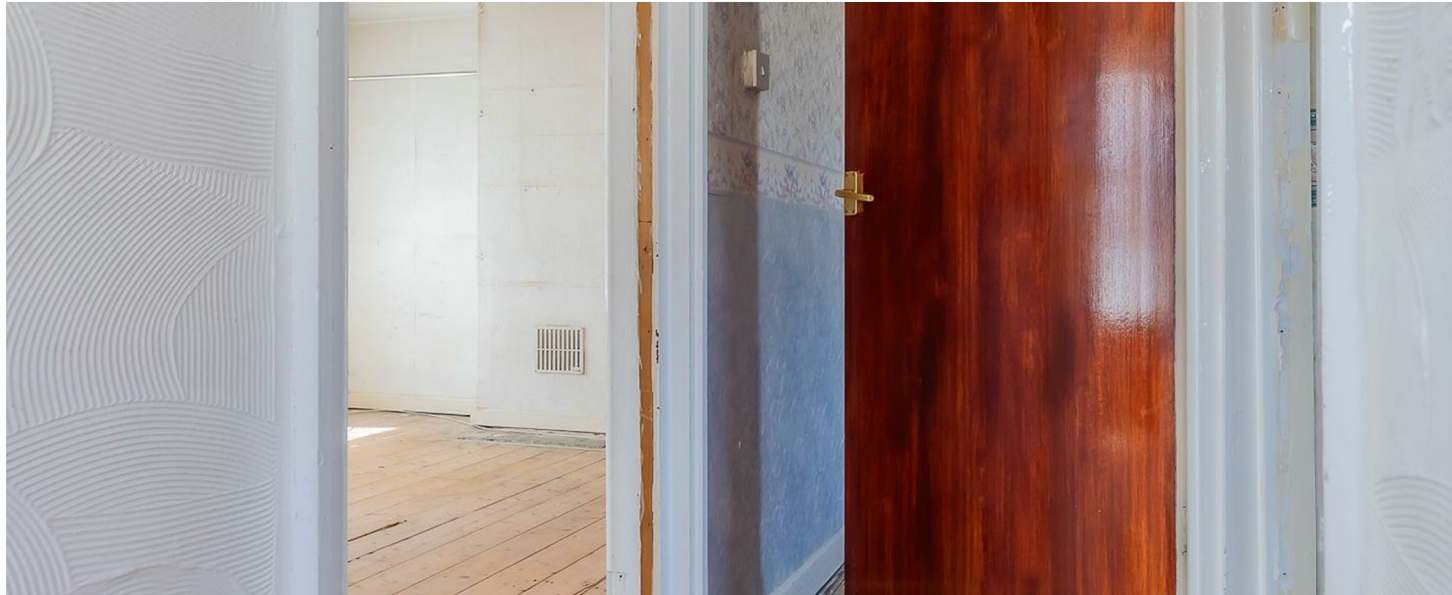
Bryn Y Fran Avenue

Total Area: 79.3 m² ... 854 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Bryn Y Fran Avenue

Trethomas, Caerphilly, CF83 8GS

Asking Price

£200,000



3 Bedroom(s)



1 Bathroom(s)



854.00 sq ft



Contact our
Brinsons Caerphilly Branch
029 20867711

Nestled on Bryn Y Fran Avenue in the charming village of Trethomas, Caerphilly, this delightful semi-detached house offers a perfect blend of comfort and modern living. Spanning an inviting 854 square feet, the property features two spacious reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a home office.

The property boasts a newly installed boiler and solar panels, ensuring energy efficiency and lower utility bills, which is a significant advantage for prospective buyers. The absence of a chain means a swift and uncomplicated purchase process, allowing you to settle in without delay. Property also has a new UPVC door and windows throughout.

Situated in a friendly community, while remaining well-connected to nearby amenities. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to create lasting memories in a lovely setting.



Hall	Tax band
Living room 15'3" x 11'10" (4.67 x 3.62)	C
Shower room	Tenure
Kitchen 11'10" x 7'9" (3.63 x 2.38)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Conservatory 11'5" x 8'11" (3.5 x 2.74)	
Landing	
Bedroom one 15'6" x 10'0" (4.73 x 3.06)	
Bedroom two 9'7" x 9'7" (2.94 x 2.94)	
Bedroom three 8'5" x 6'7" (2.58 x 2.01)	
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 : TYNYWERN PRIMARY	
English Medium Secondary School : BEDWAS HIGH SCHOOL	





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	

