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CARDIFF VALE CAERPHILLY BRISTOL



Garden Street

LLANBRADACH



This charming Edwardian terraced home offers an excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own style. Sold as 'Chain Free', the property boasts plenty of character, generous accommodation, all within easy reach of the local amenities, and excellent transport links.

Comments by Mr Ollie Vincent



Property Specialist

Mr Ollie Vincent

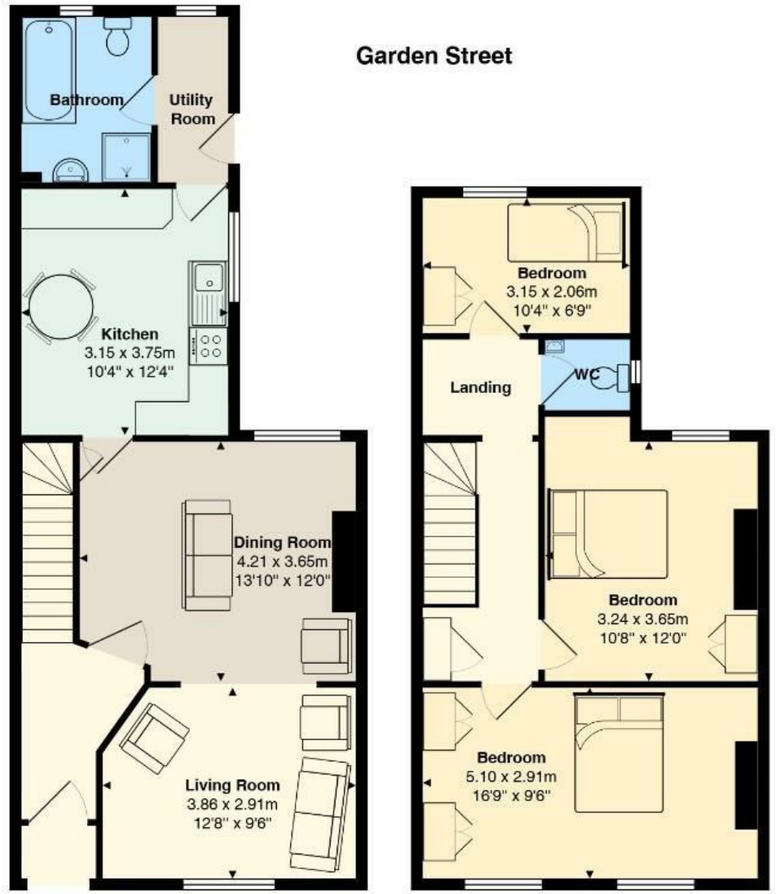
Senior valuer

ollie.vincent@jeffreyross.co.uk

My mum loved living here. Its a great residential area, and the neighbours have been wonderful.. She enjoyed many years here, and we hope any new buyers will find the same!

Comments by the Homeowner





Total Area: 100.0 m² ... 1076 ft²

All measurements are approximate and for display purposes only









Garden Street

Llanbradach, Caerphilly, CF83 3LZ

Asking Price

£170,000

3 Bedroom(s) 1 Bathroom(s) 1076.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Set in the charming area of Garden Street, Llanbradach, Caerphilly, this delightful terraced house offers a wonderful opportunity for those seeking a comfortable family home.

The property is being sold as 'Chain Free' to allow for a smooth and easy purchase. Spanning an impressive 1,076 square feet, the property features a large living area. The original 2 reception rooms have been knocked through to create a larger space, perfect for both relaxation and entertaining. With un upstairs W/C and a downstairs bathroom, three well-proportioned bedrooms, there is ample space for family living or accommodating guests.

While the property has been well-loved over the years, it presents an exciting opportunity for any new buyer, allowing you to put your personal touch on this charming home. Recent improvements include essential work on the roof completed in January 2024, along with a serviced and repaired boiler, ensuring peace of mind for future residents.

The outdoor space is equally appealing, featuring a lovely garden with rear access, perfect for enjoying the fresh air and the stunning views of the surrounding nature and hills.

This home is waiting for you to make it your own. With its prime location and potential for enhancement, this property is a must-see for anyone looking to settle in a picturesque part of Caerphilly. Don't miss the chance to explore the possibilities that await you in this lovely home.

Call the office on 02920 499680 and book your viewing today.





Living Room (knocked through) 12'7" x 9'6" (3.86 x 2.91)

Dining Room 13'9" x 11'11" (4.21 x 3.65)

Kitchen 10'4" x 12'3" (3.15 x 3.75)

Utility Room

Bathroom

to the first floor

Bedroom 16'8" x 9'6" (5.10 x 2.91)

Bedroom 10'7" x 11'11" (3.24 x 3.65)

W/C

Bedroom 10'4" x 6'9" (3.15 x 2.06)

Tenure

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

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

Council Tax

Band C













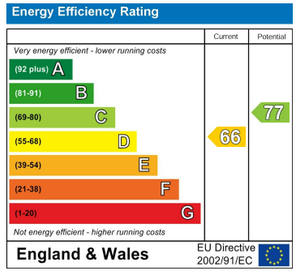

Grandma




Grandma






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
66
77
England & Wales
EU Directive 2002/91/EC