



## 5 Bryngwennol | Llanbradach | Caerphilly | CF83 3PR

Spacious, extended family home on a popular development between Ystrad Mynach & Llanbradach. Offering open plan living, an extended kitchen, office/playroom space and well converted garage on the ground floor. Outside there is off road parking and a generous rear gardens set within picturesque valley views.

£260,000

- Extended home
- Popular area
- Great ground floor space
- Family friendly garden
- Converted garage



## Property Description

Situated on a sought after development between Ystrad Mynach and Llanbradach, this spacious and extended three bedroom family home offers fantastic living space in a picturesque valley setting. Perfect for growing families, the property combines generous room sizes with versatile accommodation and excellent outdoor space.

The ground floor is centred around a large open plan living area, creating a welcoming and sociable space for relaxing and entertaining. The extended kitchen provides ample worktop and storage space, ideal for busy family life, while the additional office/playroom area offers flexibility for those working from home, needing a children's play space or even a separate snug. The garage is well converted for a home working space!

To the first floor are three well proportioned bedrooms along with the family bathroom.

Externally, the property continues to impress with off road parking. To the rear is a generous family friendly garden, perfect for children to play, summer gatherings or simply enjoying the surrounding valley scenery.

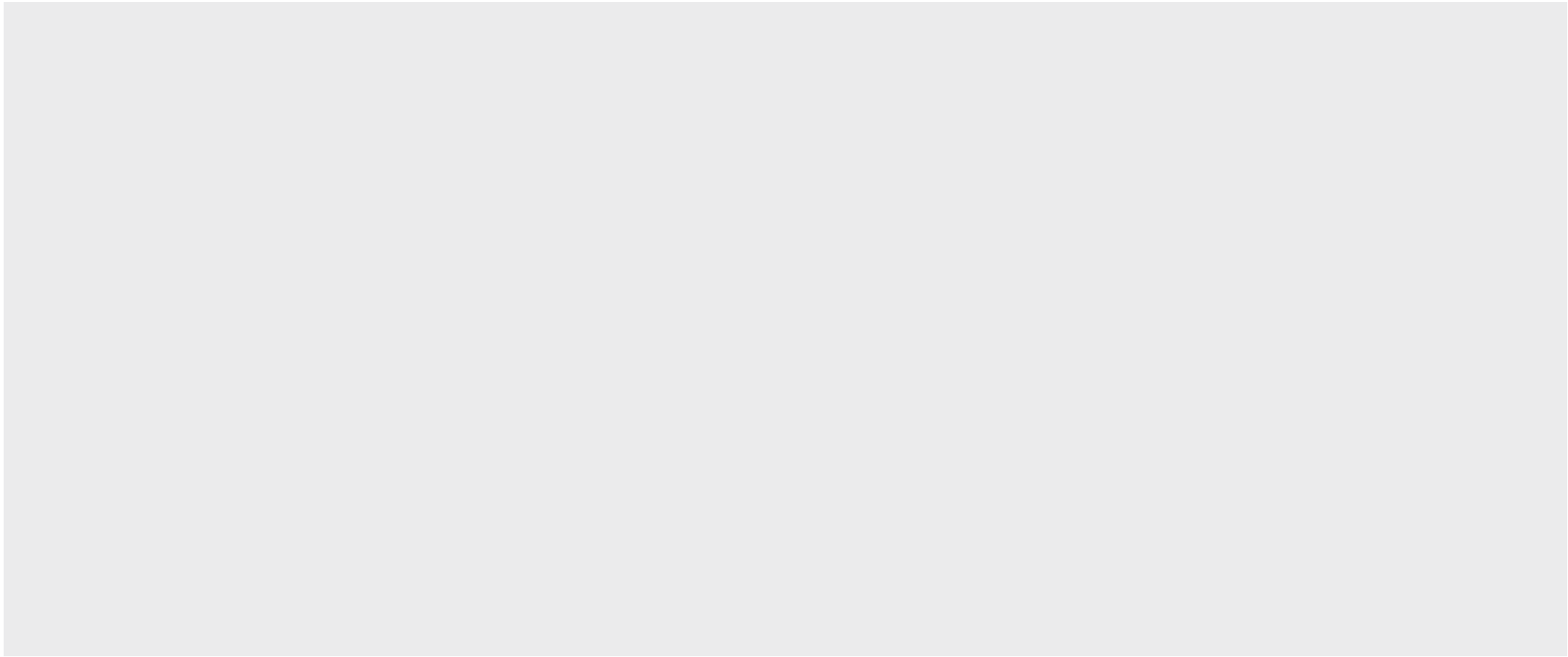
Set within a convenient location with access to local amenities, schools and transport links, this is an ideal opportunity for buyers looking for a spacious home in a popular residential area. Early viewing is highly recommended to fully appreciate the space and setting on offer.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only

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**INDEPENDENT MORTGAGE SERVICE AVAILABLE.**

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road

Ystrad Mynach

Hengoed

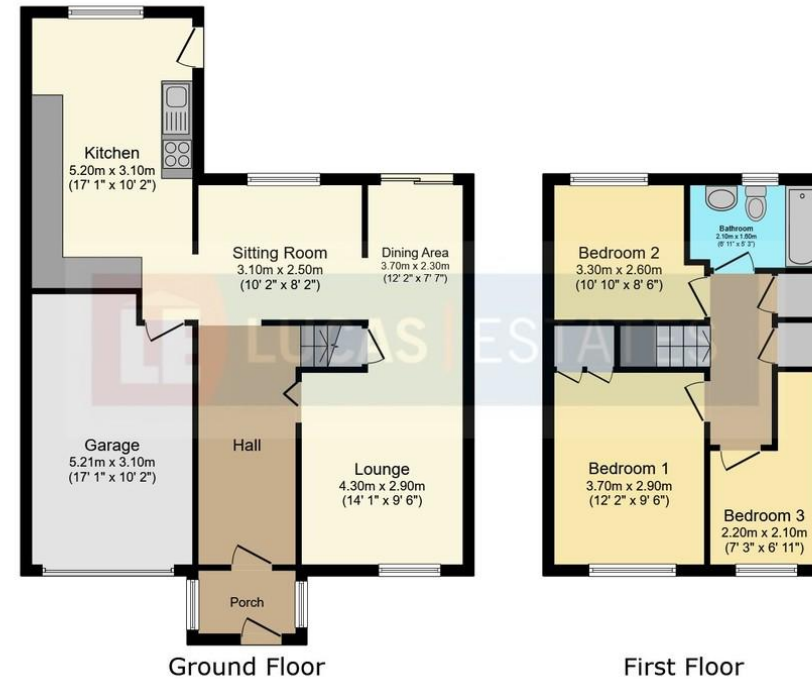
Mid Glamorgan

CF82 7AP

[www.lucasesates.net](http://www.lucasesates.net)

[info@lucasesates.net](mailto:info@lucasesates.net)

01443 862862



Total floor area: 110.3 sq.m. (1,187 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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