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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Glyn Llysen*

LLANBRADACH



*This beautifully presented three-bedroom semi-detached residence offers generous proportions, refined living spaces, and an enviable location close to the town centre. Immaculately presented throughout. With a full rewire, new kitchen, landscaped garden, new carpets, new drive, new doors amongst other works, the property is ready to move straight in. It has been looked after very well throughout ownership.!*

Comments by Mr Ollie Vincent



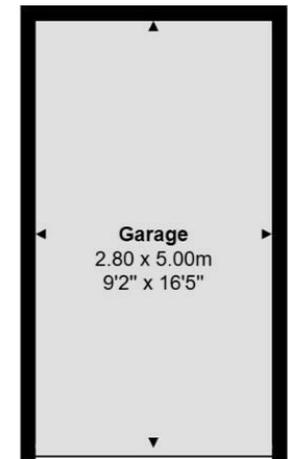
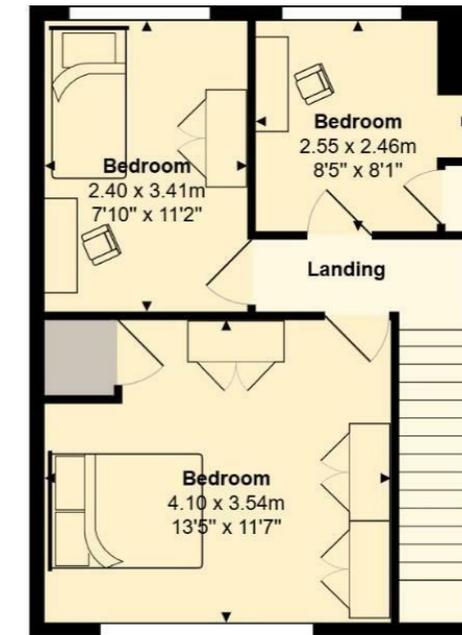
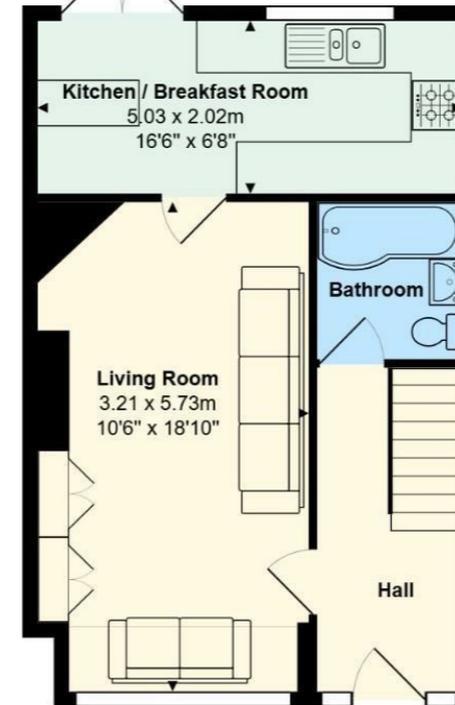
**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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**Glyn Llwyfen**

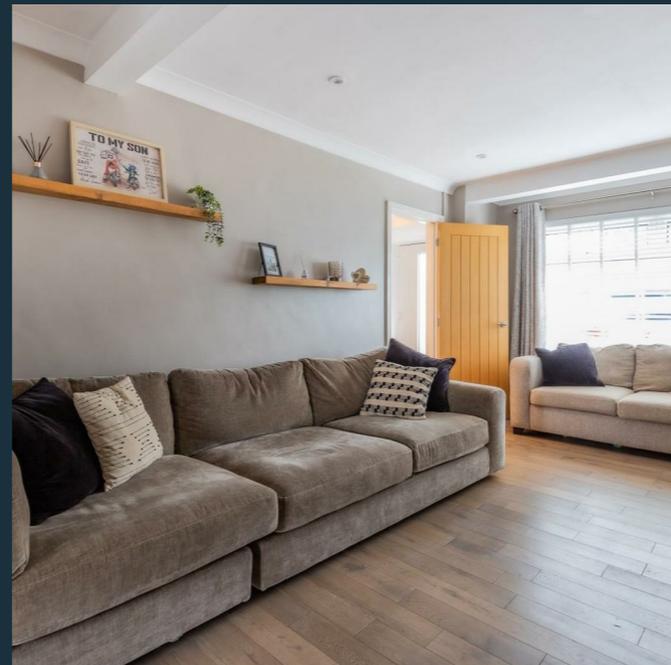


Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

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

Comments by the Homeowner





# Glyn Llwyfen

Llanbradach, Caerphilly, CF83 3PL

Asking Price

£250,000



3 Bedroom(s)



1 Bathroom(s)



803.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**

029 20867711

Situated in the charming area of, Llanbradach, Caerphilly, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an inviting 803 square feet, the property features a well-proportioned reception room, ideal for both relaxation and entertaining guests. The three bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your personal needs. The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday use.

This home has seen several thoughtful renovations, enhancing its appeal and functionality. The kitchen was beautifully updated in 2018, while the boiler and electrical rewiring were completed in 2016, ensuring modern efficiency. The flooring has been tastefully updated, with new carpets installed upstairs last summer and stylish flooring laid downstairs in 2018. The garden features a lovely decking area added in 2019, perfect for enjoying the outdoors. The driveway was recently upgraded in 2022, and a new front door was fitted in 2023, adding to the property's charm.

The property includes a useful and versatile attic room, complete with a skylight, power, and heating, providing an excellent additional space.

Another helpful feature of this property is the driveway parking available, a valuable asset in today's busy world. The property also features a detached garage. The location itself is a peaceful retreat, yet it remains well-connected to local amenities and transport links, making it an ideal choice for families or professionals seeking a tranquil lifestyle without sacrificing accessibility.

This house presents a wonderful opportunity for those looking to settle in a friendly community, surrounded by the natural beauty of Llanbradach. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress! Don't miss the chance to make this lovely house your new home.



**Hall**

**Living Room 10'6" x 18'9" (3.21 x 5.73)**

**Kitchen / Diner 16'6" x 6'7" (5.03 x 2.02)**

**Bathroom**

**to the first floor**

**Landing**

**Bedroom 1 13'5" x 11'7" (4.10 x 3.54)**

**Bedroom 2 7'10" x 11'2" (2.40 x 3.41)**

**Bedroom 3 8'4" x 8'0" (2.55 x 2.46)**

**Attic Room**

**Council Tax**

Band D

**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 ( JUNIOR )  
 English Medium Secondary School : LEWIS SCHOOL PENGAM/ LEWIS GIRLS COMPREHENSIVE SCHOOL

**Tenure**

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

**Detached Garage**









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

