



Coed Y Brain Road, Llanbradach Caerphilly

£150,000

- Three-bedroom mid-terrace property
- Situated in the heart of Llanbradach
- Dining room and living room
- Fitted kitchen
- EPC Rating: D



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About the property

Located in the heart of Llanbradach, this three-bedroom mid-terrace property presents an excellent opportunity for buy-to-let investors with a tenant already in situ.

The ground floor accommodation comprises a welcoming hallway leading to a dining room and living room, providing versatile living and entertaining space. The fitted kitchen sits to the rear of the property, complemented by a convenient ground-floor shower room.

To the first floor, the property offers three well-sized bedrooms, ideal for family living or home working arrangements.

Externally, the property benefits from an enclosed rear garden, laid to a combination of patio and lawn, offering a private outdoor space suitable for relaxation or entertaining.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Agents Note

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer