

SOLD STC



Bryn Y Fran Avenue

Trethomas, Caerphilly, CF83 8GS

TRETHOMAS, CAERPHILLY

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CHAIN FREE

£200,000

3 BEDROOMS

1 BATHROOM

2 RECEPTIONS

854 SQ FT

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NO CHAIN

GREAT INVESTMENT OPPORTUNITY

NEW SOLAR PANELS

NEW BOILER



THE PROPERTY

Situated on the desirable Bryn Y Fran Avenue in the popular village of Trethomas, Caerphilly, this charming semi-detached home offers well-proportioned accommodation, modern upgrades and excellent potential for a wide range of buyers.

Extending to approximately 854 sq ft, the property provides a comfortable and versatile layout, with two generous reception rooms offering plenty of space for relaxing, entertaining or creating a dedicated home office or playroom.

The property features three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers or those looking to downsize without compromising on space.

A major benefit is the recently upgraded new boiler and solar panel system, helping to improve energy efficiency and potentially reduce household energy costs. The property also benefits from new UPVC windows and a new UPVC front door, providing peace of mind and enhancing both the appearance and efficiency of the home.

Outside, the property offers a pleasant setting within this friendly and established residential community, while its location provides convenient access to local amenities, schools, transport links and the wider Caerphilly area.

The combination of modern improvements, practical accommodation and no onward chain makes this an especially appealing opportunity for buyers seeking a straightforward move.

Whether you are taking your first step onto the property ladder, searching for a comfortable family home or looking to downsize, this delightful property offers an excellent opportunity to create a home tailored to your lifestyle.

Offered for sale with no onward chain, early viewing is highly recommended to appreciate the accommodation, improvements and convenient location on offer.

INSIDE



ACCOMMODATION

LIVING ROOM 4.67 x 3.62

KITCHEN 3.63 x 2.38

CONSERVATORY 3.5 x 2.74

BEDROOM ONE 4.73 x 3.06

BEDROOM TWO 2.94 x 2.94

BEDROOM THREE 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

TAX BAND

C

PROPERTY TYPE HOUSE - SEMI-DETACHED

INTERNAL AREA 854 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND C · ABOUT £1,851 A YEAR
Caerphilly County Borough Council, 2026/27 estimate

EPC RATING 142 · POTENTIAL 146

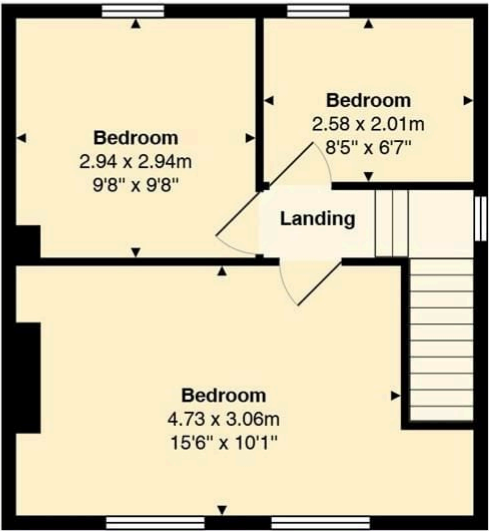
FLOORPLAN



Bryn Y Fran Avenue

Total Area: 79.3 m² ... 854 ft²

All measurements are approximate and for display purposes only





Max Tustin

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreyross.co.uk