

FOR SALE

Garden Street

Llanbradach, Caerphilly, CF83 3LZ

LLANBRADACH, CAERPHILLY

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ASKING PRICE

£170,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

1,076 SQ FT

1076 SQFT

CHAIN FREE

CLOSE TO AMENITIES

SEPARATE UTILITY ROOM

FIRST CLASS PRIMARY AND
SECONDARY SCHOOL CATCHMENT

3 BEDROOM FAMILY HOME

PRIVATE GARDEN

EXCELLENT TRANSPORT LINKS

UPSTAIRS W/C

EXCELLENT RENTAL OPPORTUNITY



THE PROPERTY

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 an 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.

INSIDE



ACCOMMODATION

LIVING ROOM (KNOCKED THROUGH)	3.86 x 2.91
DINING ROOM	4.21 x 3.65
KITCHEN	3.15 x 3.75
BEDROOM	5.10 x 2.91
BEDROOM	3.24 x 3.65
BEDROOM	3.15 x 2.06

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

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	1,076 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND 6

FLOORPLAN



Total Area: 100.0 m² ... 1076 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ollie Vincent

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