

FOR SALE

Ilan Road

Abertridwr, CF83 4DY

Ilan Road

Abertridwr, CF83 4DY

CHAIN FREE

£120,000

3 BEDROOMS

1 BATHROOM

1 RECEPTION

811 SQ FT

861 SQFT

SPACIOUS RECEPTION ROOM

FULL OF CHARACTER AND CHARM

CONVENIENT LOCATION CLOSE TO
LOCAL AMENITIES

EARLY VIEWING HIGHLY
RECOMMENDED

THREE WELL-PROPORTIONED
BEDROOMS

FAMILY BATHROOM

ON-STREET PARKING

IDEAL FOR FIRST-TIME BUYERS,
INVESTORS, OR THOSE LOOKING
TO DOWNSIZE



do all
things
with love.



THE PROPERTY

Charming Three-Bedroom Terrace House in Abertridwr Nestled on Ilan Road in the popular village of Abertridwr, this charming three-bedroom terraced property offers a delightful blend of traditional character and modern-day comfort. Dating back to circa 1900, the home provides approximately 811 sq ft of accommodation, making it an appealing choice for first-time buyers, investors or those looking to downsize.

The accommodation comprises a welcoming reception room, ideal for relaxing or entertaining, three well-proportioned bedrooms and a conveniently located family bathroom.

Externally, the property benefits from on-street parking and enjoys a convenient village location, with local amenities, schools and transport links all within easy reach.

Offering character, practical living space and excellent potential, this property presents a fantastic opportunity for a range of buyers looking to make their next move.

Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

EPC - D Council Tax - B Tenure - Freehold.

INSIDE



ACCOMMODATION

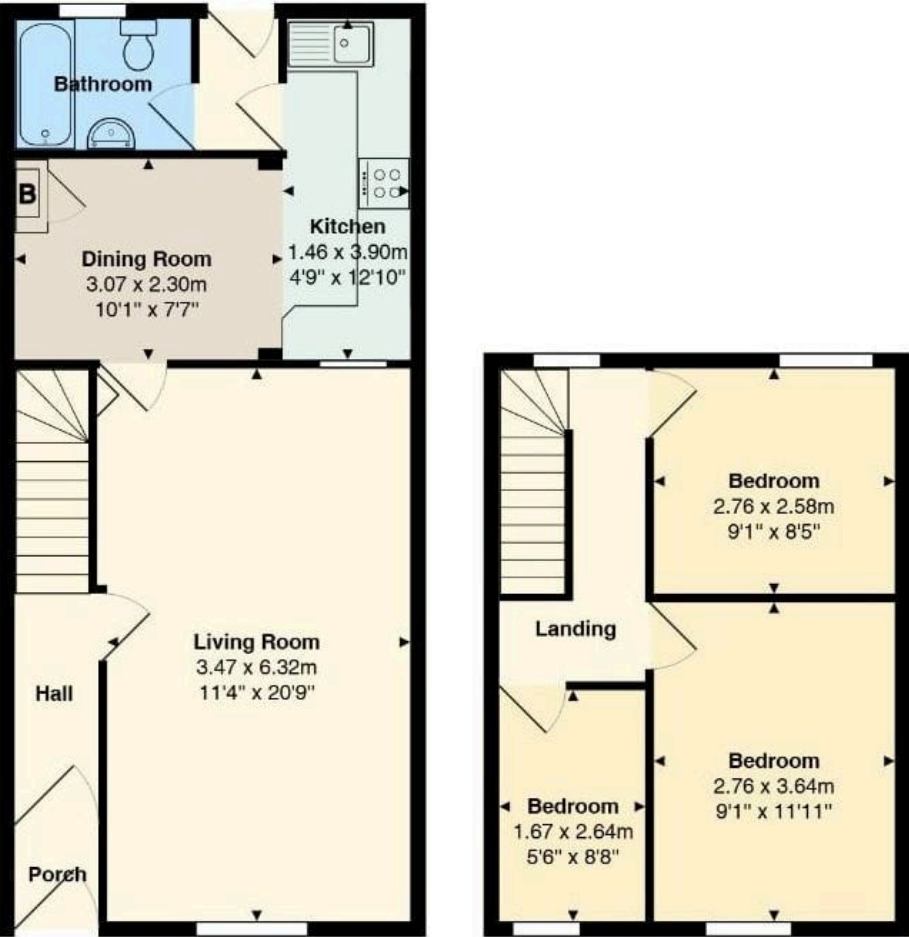
LIVING ROOM	3.45m x 6.32m
DINING ROOM	3.07m x 2.31m
KITCHEN	1.45m x 3.91m
BEDROOM ONE	2.77m x 3.63m
BEDROOM TWO	2.77m x 2.57m
BEDROOM THREE	1.68m x 2.64m

SCHOOL CATCHMENTS

These are the Schools for your Catchment Area : Welsh Medium Primary School : YSGOL IFOR BACH Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : CWMABER INFANTS/ CWMABER JUNIORS English Medium Secondary School : ST CENYDD COMPREHENSIVE SCHOOL

PROPERTY TYPE	HOUSE - TERRACED
INTERNAL AREA	811 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND B · ABOUT £1,620 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	65 · POTENTIAL 86

Ilan Road



Total Area: 75.3 m² ... 811 ft²

All measurements are approximate and for display purposes only



Abigail Bright

OFFICE MANAGER

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX

jeffreycross.co.uk



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. jeffreycross.co.uk