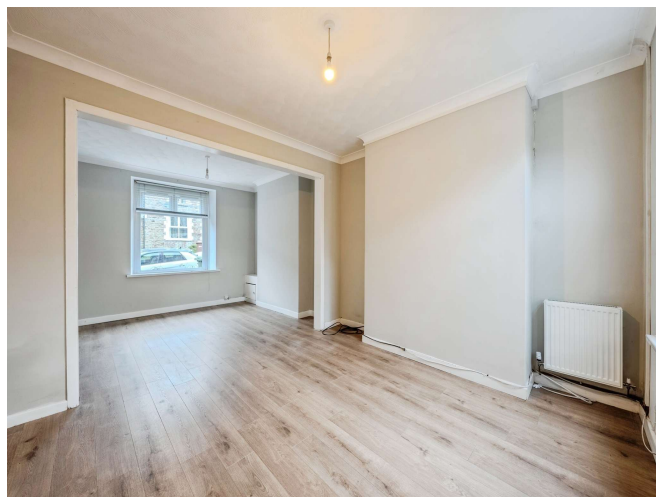




School Street, Llanbradach Caerphilly

£170,000

- EPC: D
- COUNCIL TAX BAND: B
- Great location — close to schools, shops, bus routes and commuting links
- Open-plan living/dining room — bright and versatile space



 3  1  1



About the property

This inviting three-bedroom terraced property on School Street, Llanbradach provides comfortable family living in a convenient village location. Situated within easy reach of local schools, everyday amenities, and regular bus routes, the home also benefits from excellent commuting links to surrounding towns and Cardiff.

Internally, the property opens into a welcoming entrance hallway leading to a spacious open-plan living and dining room, ideal for modern family life. The separate kitchen has been newly fitted and includes an integrated fridge/freezer, offering both style and practicality. A family bathroom with an overhead shower completes the ground floor.

To the first floor, you'll find two generous double bedrooms and a single bedroom, providing flexibility for families, guests, or home-working needs. Additional advantages include a new boiler and a low-maintenance rear patio, perfect for outdoor seating or storage.

This is a fantastic opportunity for buyers seeking a well-located, move-in-ready home in a friendly village setting.

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.

Accommodation

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."