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CARDIFF VALE CAERPHILLY BRISTOL

*An excellent opportunity for investors, first-time buyers, or anyone looking to create a home tailored to their own style. Requiring a little modernisation, outstanding potential to add value*

Comments by Mr Max Tustin

**Property Specialist**

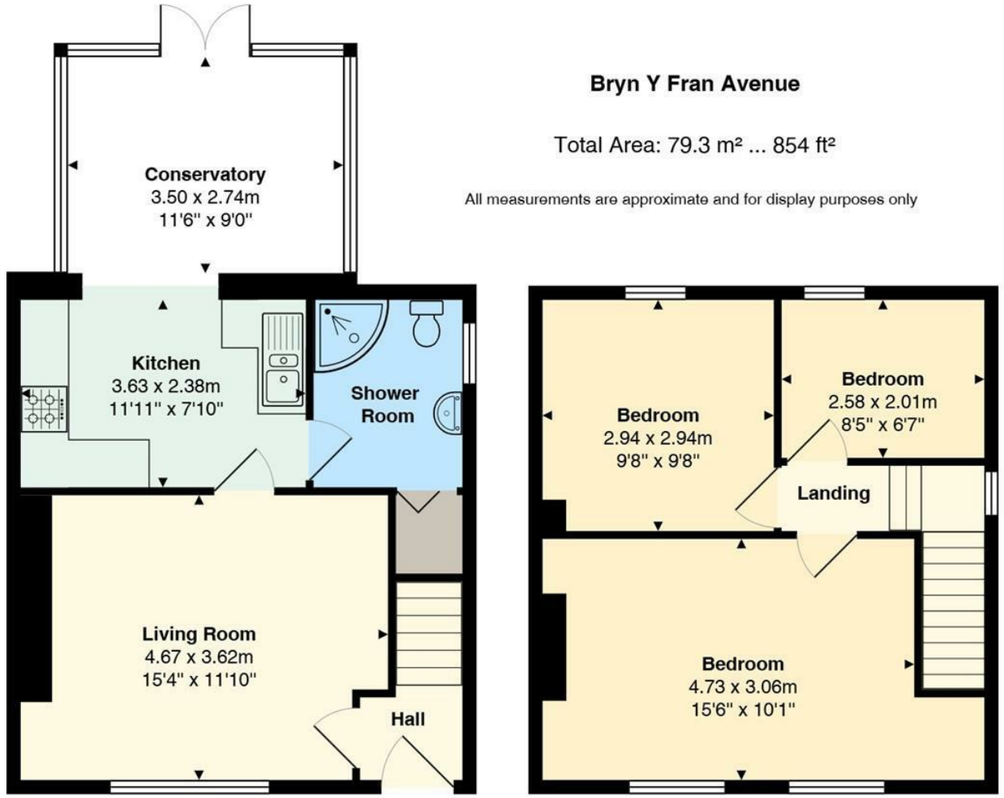
Mr Max Tustin

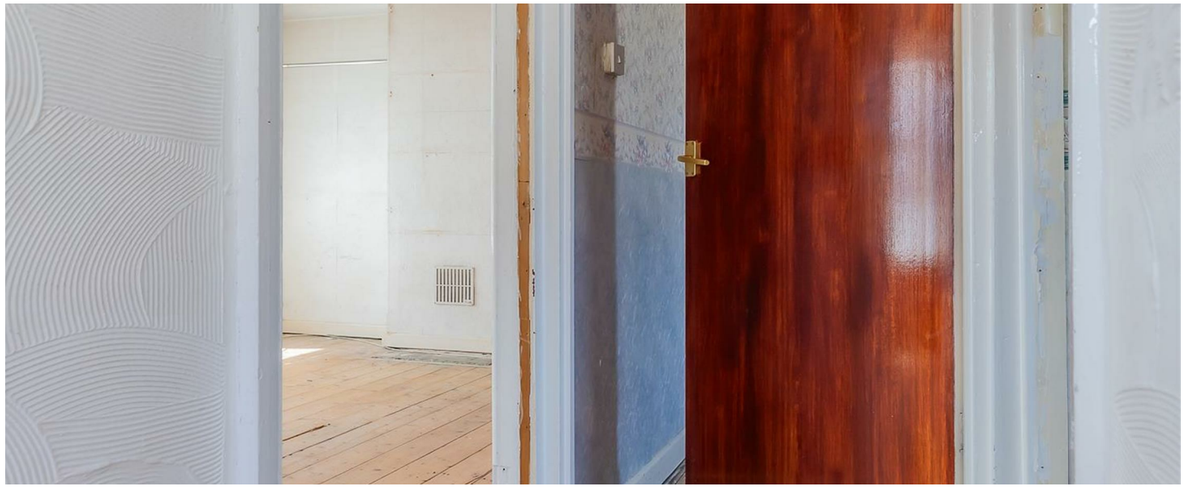
Sales Negotiator

max@jeffreyross.co.uk


*I hope the new buyers love it as much as I have!*

Comments by the Homeowner





# Bryn Y Fran Avenue

*Trethomas, Caerphilly, CF83 8GS*

Chain Free

**£200,000**

3 Bedroom(s) | 1 Bathroom(s) | 854.00 sq ft

Contact our

*Brinsons Caerphilly Branch*

029 20867711

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.

## Hall

## Living room 15'3" x 11'10" (4.67 x 3.62)

## Shower room

## Kitchen 11'10" x 7'9" (3.63 x 2.38)

## Conservatory 11'5" x 8'11" (3.5 x 2.74)

## Landing

## Bedroom one 15'6" x 10'0" (4.73 x 3.06)

## Bedroom two 9'7" x 9'7" (2.94 x 2.94)

## Bedroom three 8'5" x 6'7" (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

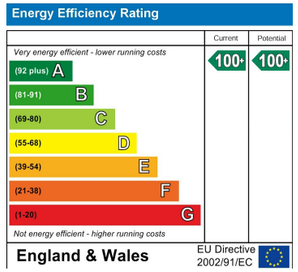
English Medium Secondary School : BEDWAS HIGH SCHOOL

## Tax band

C

## Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
100
100
England & Wales
EU Directive 2002/91/EC