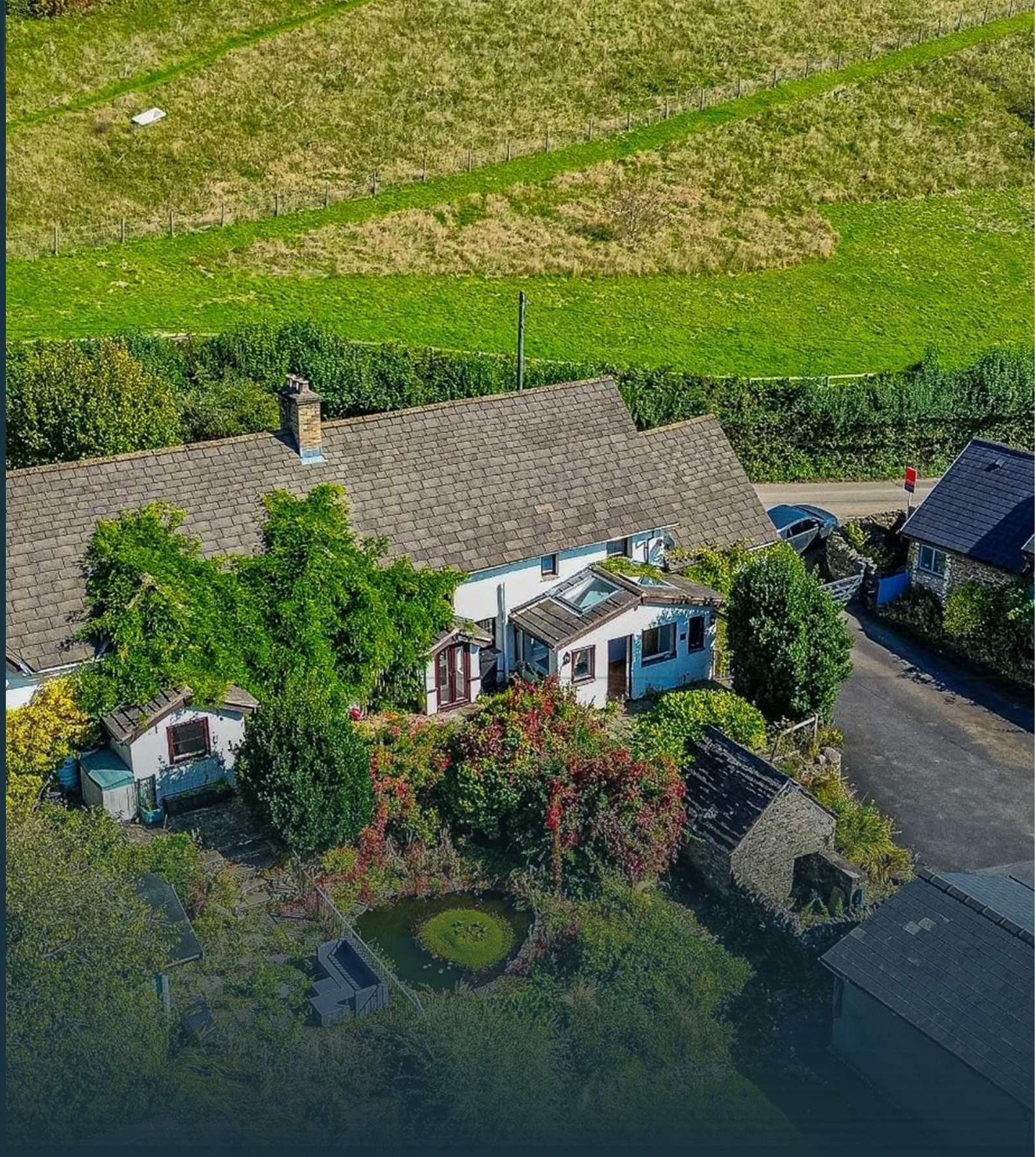


CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

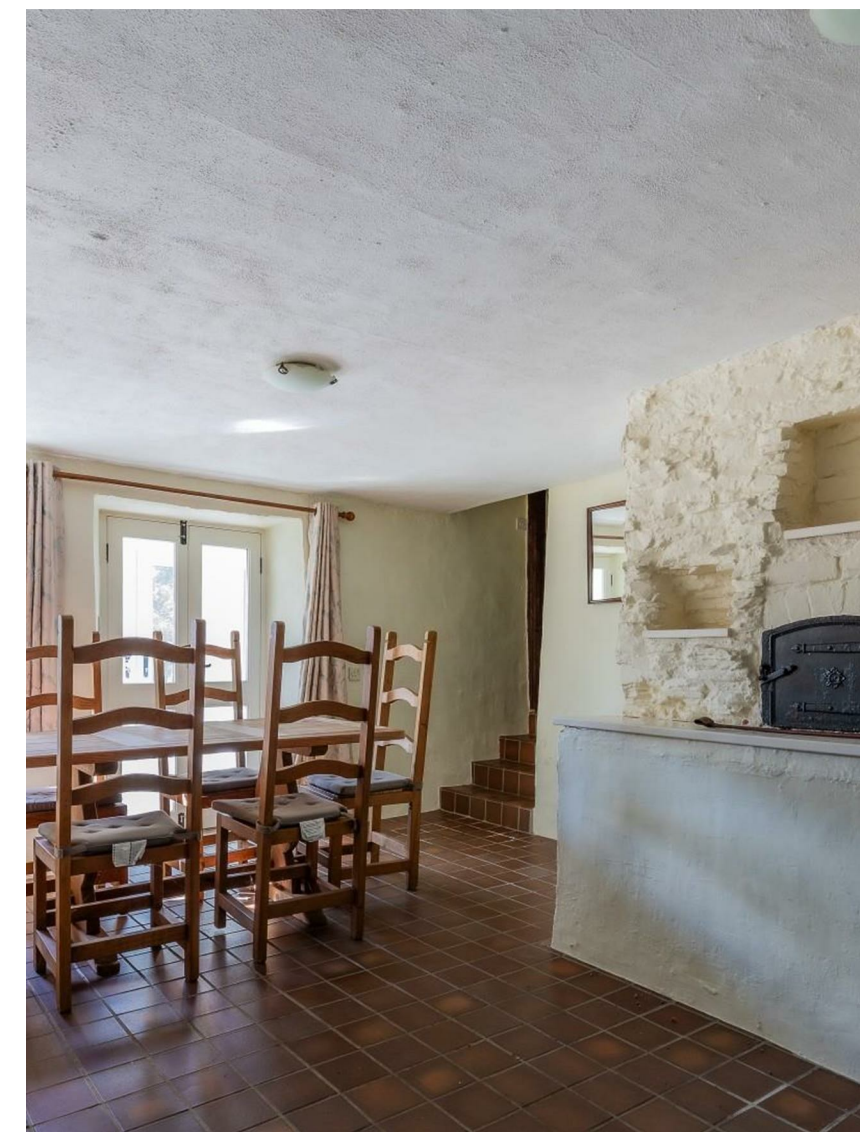
BRINSONS



CAERPHILLY



- UTILITY**
1.77 x 1.98 (5'9" x 6'5")
- KITCHEN**
4.25 x 4.93 (13'11" x 16'2")
- FAMILY ROOM**
3.78 x 5.10 (12'4" x 16'8")
- LIVING ROOM**
6.41 x 5.03 (21'0" x 16'6")
- STUDY ROOM/GYM**
4.75 x 3.16 (15'7" x 10'4")
- GROUND FLOOR BATHROOM**
3.03 x 1.97 (9'11" x 6'5")
- DINING ROOM**
3.00 x 4.77 (9'10" x 15'7")
- INTERNAL UTILITY ROOM**
3.93 x 1.78 (12'10" x 5'10")
- WC**
0.79 x 1.86 (2'7" x 6'1")
- MASTER BEDROOM**
5.01 x 5.29 max (16'5" x 17'4" max)
- BEDROOM FOUR**
4.41 x 3.18 (14'5" x 10'5")
- BEDROOM THREE**
3.86 x 3.84 (12'7" x 12'7")
- BEDROOM FIVE**
2.86 x 2.18 (9'4" x 7'1")
- BEDROOM TWO**
3.11 x 4.21 (10'2" x 13'9")
- BATHROOM**
4.09 x 1.79 (13'5" x 5'10")
- WC**
1.85 x 1.19 (6'0" x 3'10")
- PORCH OFF LIVING ROOM**
2.12 x 1.83 (6'11" x 6'0")
- PORCH OFF FAMILY ROOM**
1.06 x 0.88 (3'5" x 2'10")
- TENURE**
Freehold
- COUNCIL TAX**
Council: Caerphilly
- Band: F**
- 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 : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL





LLANBRADACH, CF83 3DZ - £820,000

 5 Bedroom(s)  2 Bathroom(s) 2712.53 sq ft

Character, Space & Countryside Living at Its Finest
Trehir Farm, Llanbradach – Detached Farmhouse (Built 1660)

Nestled in the idyllic surroundings of Trehir Farm, Llanbradach, this exceptional detached farmhouse dates back to 1660 and offers a rare blend of historical character and modern comfort. Spanning approximately 2,713 sq. ft., the home features five generous bedrooms and two well-appointed bathrooms, making it an ideal sanctuary for family living.

Step inside to discover four inviting reception rooms, thoughtfully laid out to provide flexible spaces for relaxation, entertaining, or quiet retreat. The flowing layout enhances the sense of space and connection throughout the home.

Set within an impressive 7-acre plot, the property enjoys sweeping countryside views and an abundance of outdoor space—ideal for gardening, recreation, or simply soaking in the peaceful surroundings. Whether you're a nature lover, hobby farmer, or simply crave space and privacy, this setting delivers.

Additional features include:

Parking for up to five vehicles

Freehold
EPC - F
Council tax - F

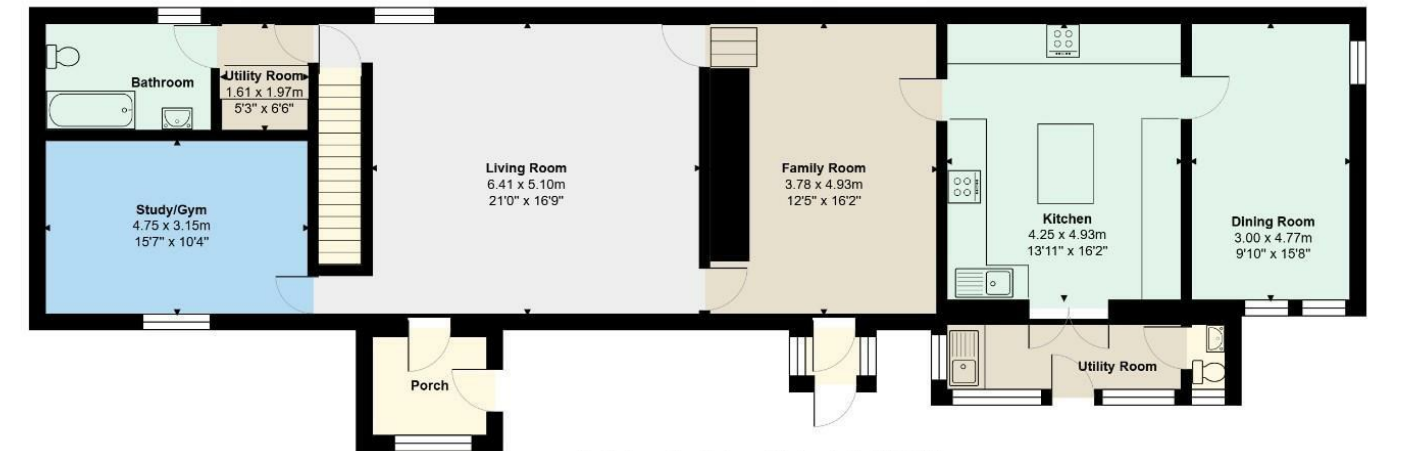
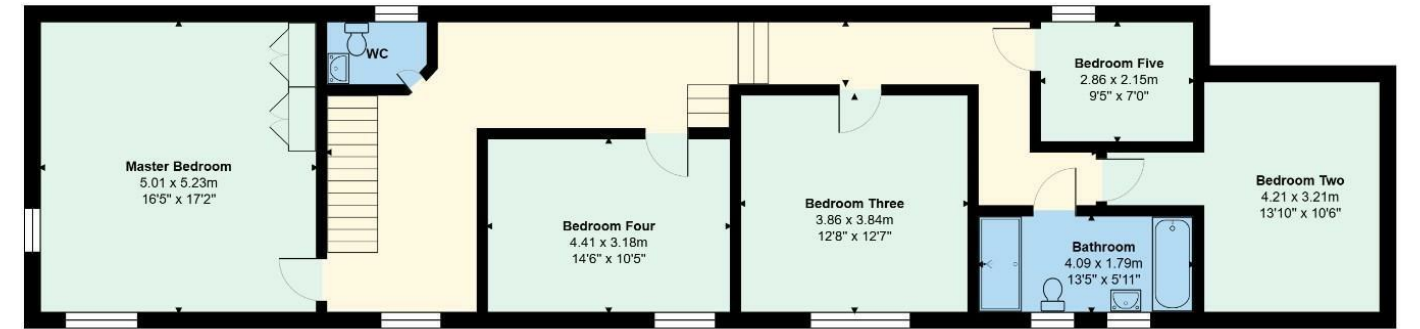
Charming small barn with potential for conversion into a granny annexe (subject to planning permission), offering versatility for extended family or guest accommodation.

This remarkable property is a rare find—combining timeless elegance, generous proportions, and rural tranquility, all within reach of local amenities and transport links. A truly unique opportunity to own a piece of Welsh heritage in a breathtaking setting.



PROPERTY SPECIALIST

Lauren Williams
lauren.williams@brinsons.co.uk
02920 867711
Sales Negotiator



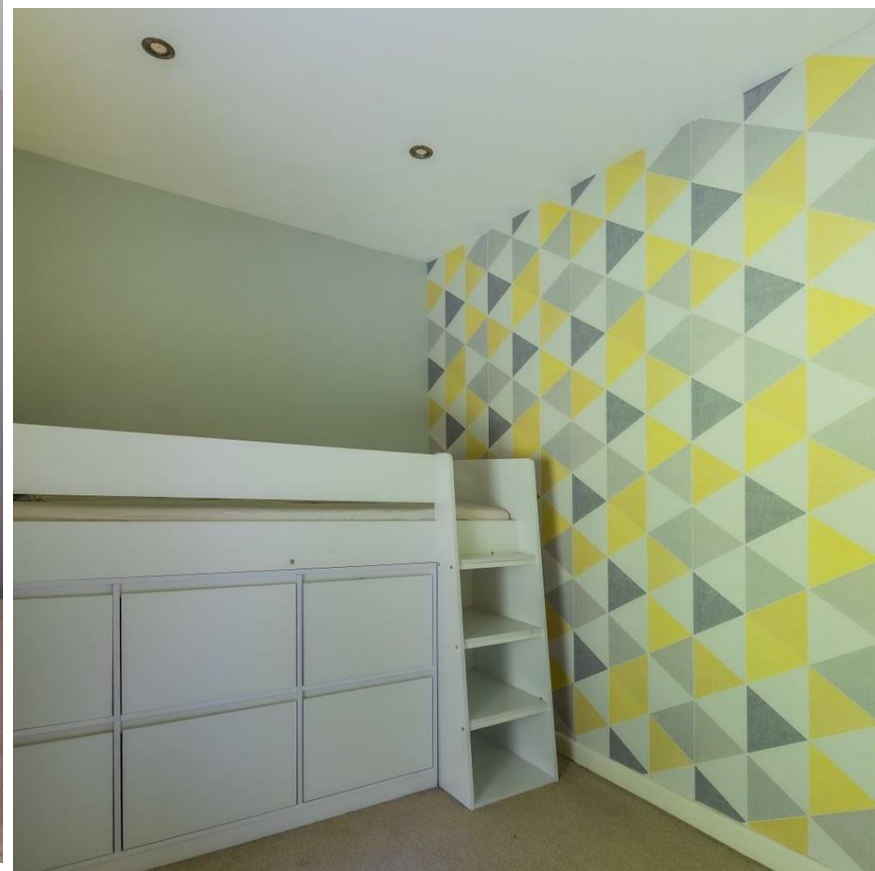
Trehir Farm, Pandy Lane, Llanbradach, CF83 3DZ

Total Area: 246.4 m² ... 2652 ft²

All measurements are approximate and for display purposes only



Trehir Farm, Llanbradach



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC