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CARDIFF

VALE

CAERPHILLY

BRISTOL

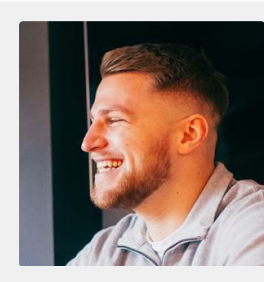


Brynall Fran Avenue

TRETHOMAS



Comments by Mr Max Tustin

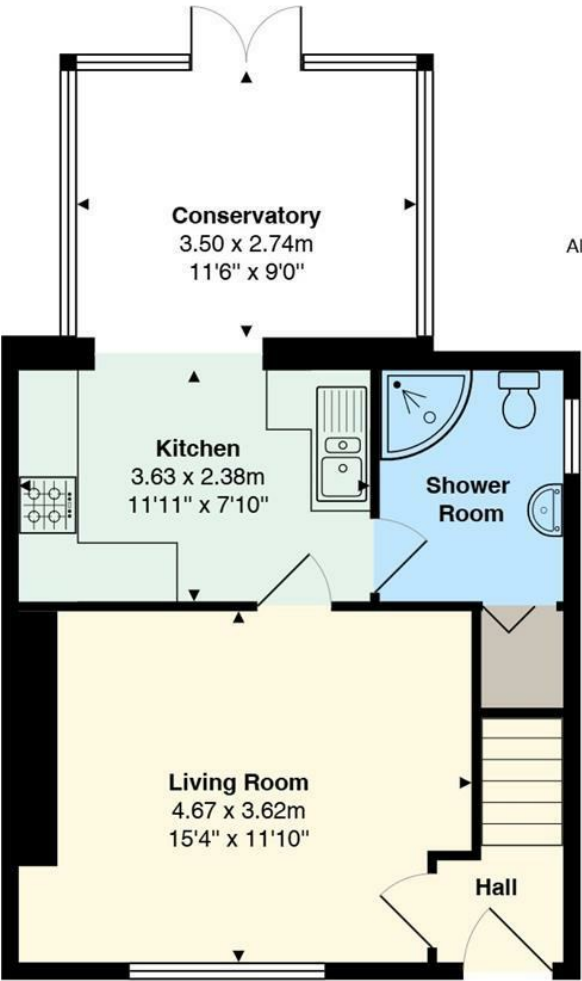


Property Specialist

Mr Max Tustin

Sales Negotiator

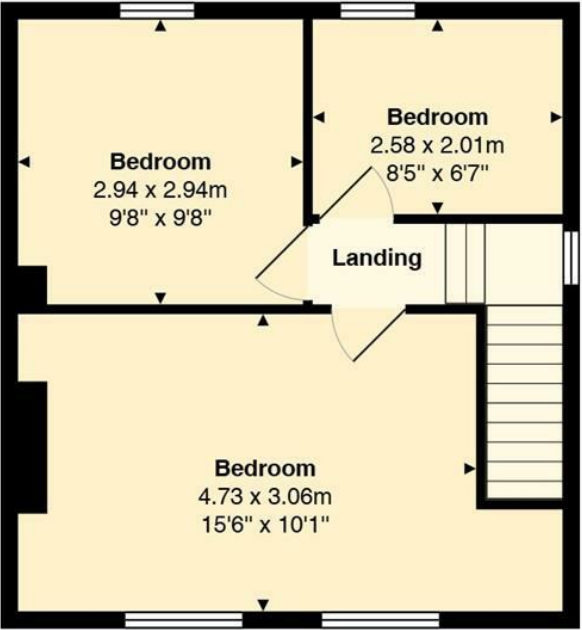
max@jeffreygross.co.uk

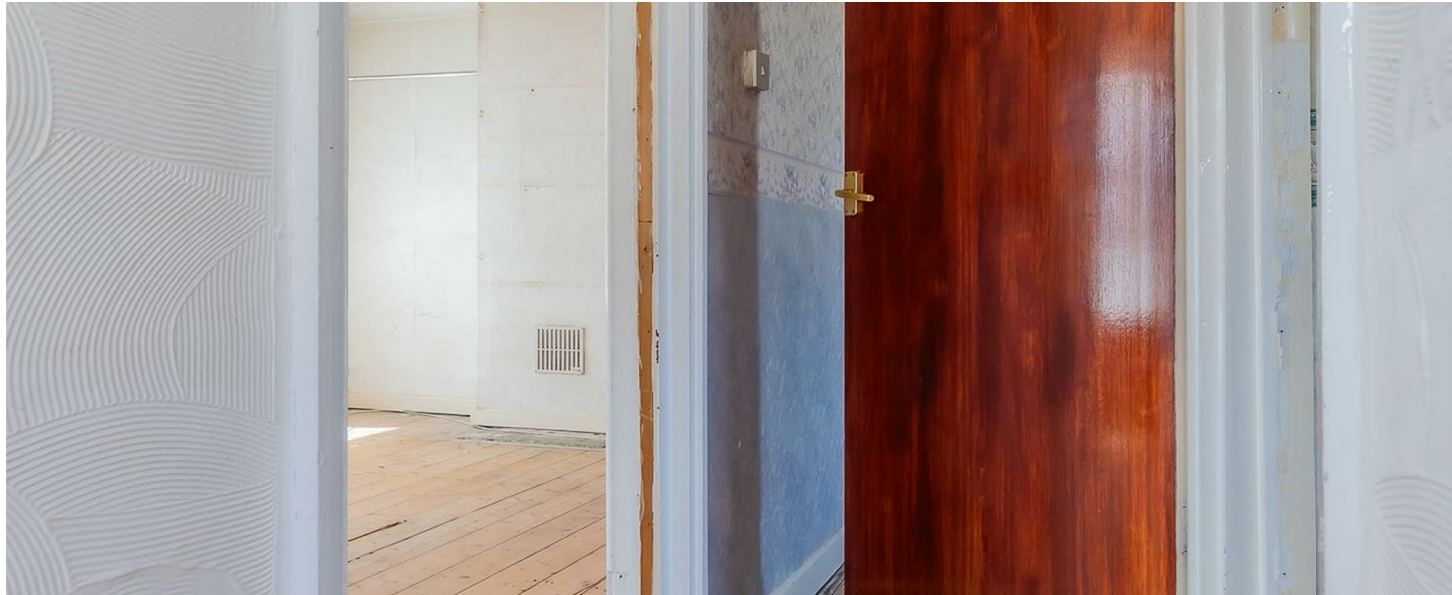


Bryn Y Fran Avenue

Total Area: 79.3 m² ... 854 ft²

All measurements are approximate and for display purposes only





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.

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Hall	Tax band
Living room 15'3" x 11'10" (4.67 x 3.62)	C
Shower room	Tenure
Kitchen 11'10" x 7'9" (3.63 x 2.38)	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
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	





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

