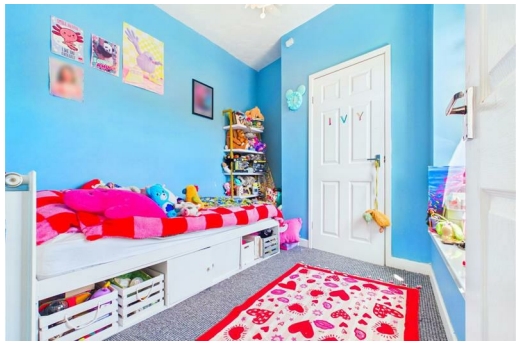
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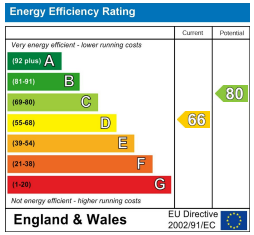


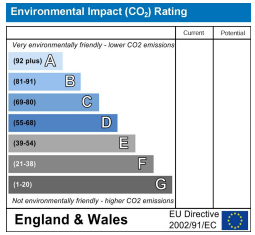
13 Coed Y Brain Road, Caerphilly, CF83 3JR

Price £145,000

- FREEHLD MID TERRACE HOUSE
- WALKING DISTANCE TO THE TRAIN STATION COMMUTING TO CARDIFF & THE VALLY LINES
- GOOD ROAD LINKS A470
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- LOCATED IN THE VILLAGE OF LLANBRADACH
- CLOSE DISTANCE TO THE PRIMARY SCHOOL
- UPVC DOUBLE GLAZING
- EPC RATING D
- NO ONWARD CHAIN

FREEHOLD THREE BEDROOM MID TERRACED HOUSE Located in the village of LLanbradach, walking distance to the train station commuting to Cardiff and the valley lines. Close to the primary school. Good road links to Ystrad Mynach, Newport and Cardiff. The property consists of:- Entrance porch, lounge/diner, kitchen, inner passageway, ground floor bathroom. Three bedrooms to the first floor. Upvc double glazing, gas central heating. EPC rating D. Council Tax band A. ** NO ONWARD CHAIN**

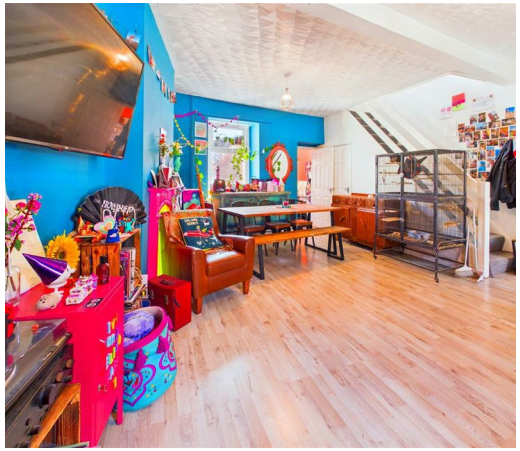


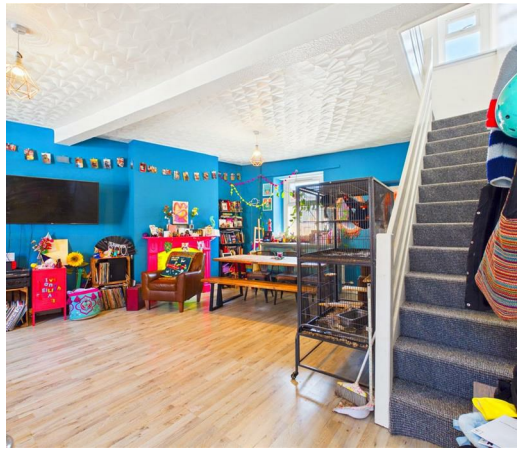


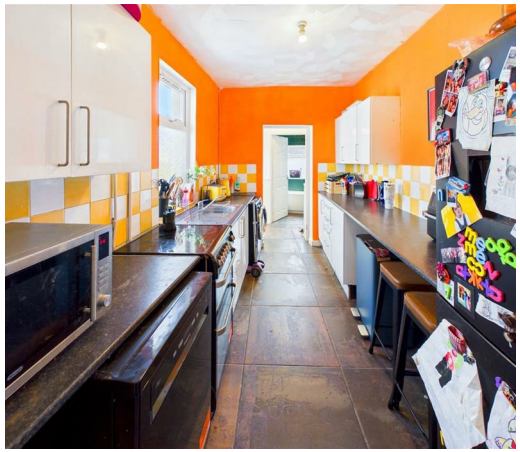
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ENTRANCE PORCH
Via Upvc double glazed door to entrance hall. Door access to the entrance hall.

ENTRANCE HALL
Stairs to the first floor. Laminate flooring ,open plan to the lounge/diner.

LOUNGE/DINER 20'6" x 19'10" (6.26 x 6.07)
Upvc double glazed window to the front and rear. Three radiators, laminate flooring, under stairs storage cupboard. Wood fire surround.

KITCHEN 13'0" x 7'4" (3.97 x 2.25)
Upvc double glazed window to the side. Fitted wall and base units. Roll over preparation surface with inset sink/drainer, tiled splash back. Space for cooker, fridge/freezer and washing machine. Breakfast bar. Tiled floor. Loft Access.

INNER PASSAGEWAY
Upvc double glazed door to the garden.

GROUND FLOOR BATHROOM
Obscure Upvc double glazed window to the rear. Panelled bath, pedestal wash hand basin, tiled splash back, tiled floor, low level W.C. Coved ceiling, extractor fan.

LANDING
Upvc double glazed window to the rear. Slatted balustrade, loft access.

BEDROOM ONE 13'10" x 11'5" (4.22 x 3.49)
Upvc double glazed window to the front. Wooden floor boards, radiator.

BEDROOM TWO 11'6" x 8'3" (3.53 x 2.52)
Upvc double glazed window to the rear. Cupboard housing Ideal Gas Boiler. Radiator.

BEDROOM THREE 9'8" x 7'8" (2.95 x 2.35)
Upvc double glazed window to the front. cupboard with hanging rail, radiator. Fitted carpet.

REAR GARDEN
Gate access to rear lane. Concrete patio, slate chippings. Wall boundaries.

NO ONWARD CHAIN