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CARDIFF

VALE

CAERPHILLY

BRISTOL



Garth Lane

PANT



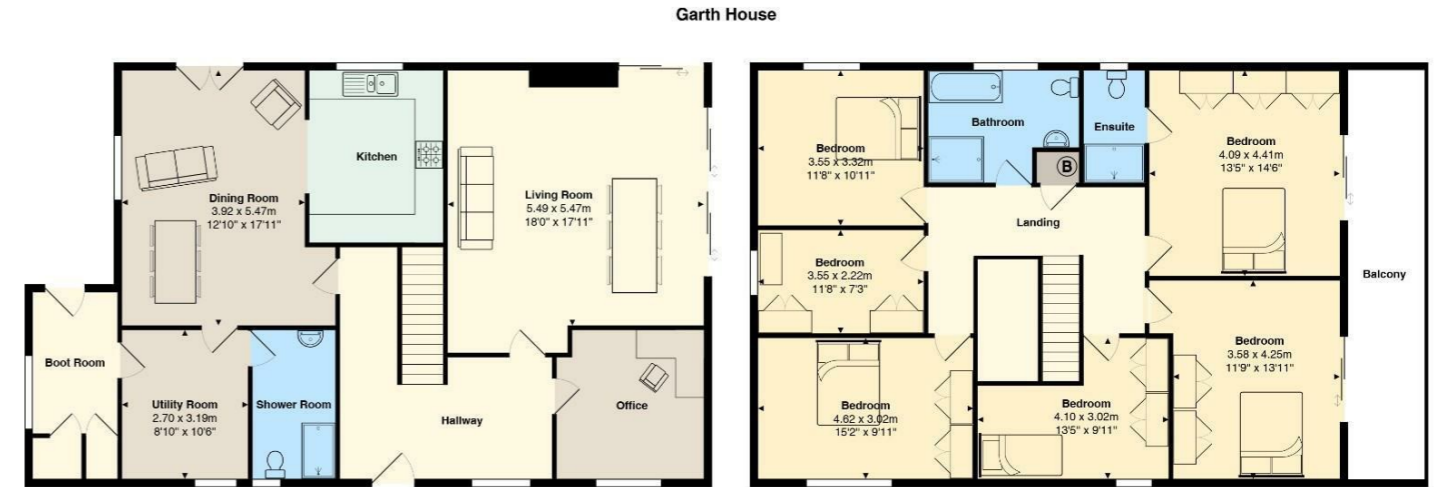
A very impressive plot and location. The house is set in the middle of the countryside, with stunning views. This is a once in a lifetime opportunity to purchase a property like this. Although there is modernisation required, the potential here is huge.

Comments by Mr Ollie Vincent



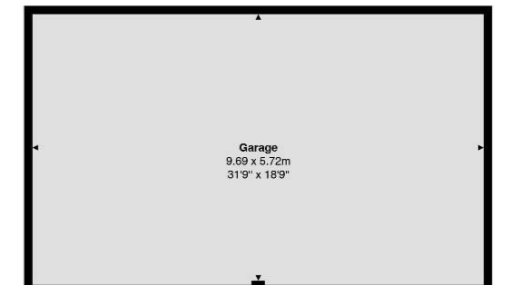
Property Specialist
Mr Ollie Vincent
 Senior valuer

ollie.vincent@jeffreygross.co.uk



Total Area: 226.5 m² ... 2438 ft² (excluding garage, balcony)

All measurements are approximate and for display purposes only



We have loved living here over the years. With the setting and location is really has been a mini paradise. Sadly, As time has progressed the property has been harder to manage and so we have decided its time to downsize.. We really hope the new owners love it as much as we have.

Comments by the Homeowner





Garth Lane

Pant, Merthyr Tydfil, CF48 2YA

Asking Price

£700,000



6 Bedroom(s)



3 Bathroom(s)



2438.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Brinsons present Garth House. Overlooking the stunning valleys, in the charming area of Pant, Merthyr Tydfil, this impressive detached house on Garth Lane offers a remarkable opportunity to purchase a 6 Bedroom Detached House with 2 acres of land. Spanning an expansive 2,438 square feet, this property is surrounded by beautiful countryside and glorious views.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertainment. The Living room is a good size with views out to the garden. There is a separate Office space which could work as a play room for young families. The Kitchen Diner has been knocked through and offers a fantastic space for entertaining. With six spacious bedrooms, there is plenty of room for everyone, ensuring privacy and comfort for all family members or guests.

The property features a downstairs shower room, an ensuite to the master bedroom and a larger family bathroom.

There is a vast amount of space for drive way parking, along with a 4 birth garage. there is a mechanic pit, one one side of the garage which is perfect for any car enthusiasts or mechanics.

The garden is huge and spans an impressive 2 acres. There are stunning views across the valley. It is a rare find. Properties like this, do not come to market very often.

In summary, the property offers a huge amount of potential, but does require modernisation and some cosmetic refurbishment. This detached house on Garth Lane is a fantastic opportunity for anyone looking for a spacious family home in a peaceful setting. With its generous living areas, ample bedrooms, and incredible views, it is sure to meet the needs of modern living. Do not miss the chance to make this wonderful property your own.





Hallway	Bedroom 13'5" x 9'10" (4.10 x 3.02)
Office	Bedroom 15'1" x 9'10" (4.62 x 3.02)
Living Room 18'0" x 17'11" (5.49 x 5.47)	Bedroom 11'7" x 7'3" (3.55 x 2.22)
Shower Room	Bedroom 11'7" x 10'10" (3.55 x 3.32)
Utility Room 8'10" x 10'5" (2.70 x 3.19)	Tenure
Boot Room	We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Dining Room 12'10" x 17'11" (3.92 x 5.47)	School Catchment
Kitchen	English Medium Schools Pantyscallog Primary School
to the first floor	English Secondary School Pen-Y-Dre High School
Bedroom 13'5" x 14'5" (4.09 x 4.41)	Welsh Medium Primary School Ysgol Gynradd Gymraeg Santes Tudful
Ensuite	Council Tax
Bedroom 11'8" x 13'11" (3.58 x 4.25)	BAND C





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		

England & Wales EU Directive 2002/91/EC

