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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

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*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*

Guide Price

£700,000



6 Bedroom(s)



3 Bathroom(s)



2438.00 sq ft



Contact our  
***Brinsons Caerphilly Branch***  
029 20867711

Brinsons are proud to present Garth House, an exceptional six-bedroom detached residence set within approximately two acres of private grounds, commanding breathtaking panoramic views across the surrounding valleys in the highly sought-after area of Pant.

Extending to around 2,438 sq ft, this substantial home offers versatile and well-balanced accommodation, ideally suited to modern family living. The ground floor comprises three generous reception rooms, including a bright and spacious living room with views over the garden, alongside a separate office or playroom, perfect for home working or growing families. The open-plan kitchen and dining area creates a superb space for both everyday living and entertaining.

To the first floor are six well-proportioned bedrooms, including an impressive principal bedroom with en-suite facilities, complemented by a contemporary family bathroom. A ground floor shower room adds further convenience and practicality.

Externally, the property is equally impressive. A large driveway provides ample off-road parking and leads to a substantial four-bay garage, complete with a mechanic's pit—ideal for car enthusiasts or those in need of workshop space.

The extensive gardens and grounds, approaching two acres, offer a high degree of privacy along with stunning far-reaching views across the valley—an increasingly rare opportunity.

While the property would benefit from some modernisation and cosmetic updating, it presents outstanding potential to create a truly remarkable family home in a peaceful and picturesque setting.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this unique home has to offer.



|                                           |                                                                                                                              |
|-------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| 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)  | <b>Tenure</b><br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| Boot Room                                 | <b>School Catchment</b><br>English Medium Schools<br>Pantyscallog Primary School                                             |
| Dining Room 12'10" x 17'11" (3.92 x 5.47) | English Secondary School<br>Pen-Y-Dre High School                                                                            |
| Kitchen                                   | Welsh Medium Primary School<br>Ysgol Gynradd Gymraeg Santes Tudful                                                           |
| to the first floor                        | <b>Council Tax</b><br>BAND C                                                                                                 |
| Bedroom 13'5" x 14'5" (4.09 x 4.41)       |                                                                                                                              |
| Ensuite                                   |                                                                                                                              |
| Bedroom 11'8" x 13'11" (3.58 x 4.25)      |                                                                                                                              |





| Energy Efficiency Rating                    |  | Current                    | Potential                                                                           |
|---------------------------------------------|--|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                            |                                                                                     |
| (92 plus) A                                 |  |                            | 85                                                                                  |
| (81-91) B                                   |  |                            |                                                                                     |
| (69-80) C                                   |  |                            |                                                                                     |
| (55-68) D                                   |  | 54                         |                                                                                     |
| (39-54) E                                   |  |                            |                                                                                     |
| (21-38) F                                   |  |                            |                                                                                     |
| (1-20) G                                    |  |                            |                                                                                     |
| Not energy efficient - higher running costs |  |                            |                                                                                     |
| England & Wales                             |  | EU Directive<br>2002/91/EC |  |

