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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Garth Place*

RUDRY



*This is a rare opportunity to acquire a substantial and beautifully maintained family home in one of the area's most desirable village locations, offering modern comforts, versatile living space and a truly peaceful countryside setting.*

Comments by Mr Ollie Vincent

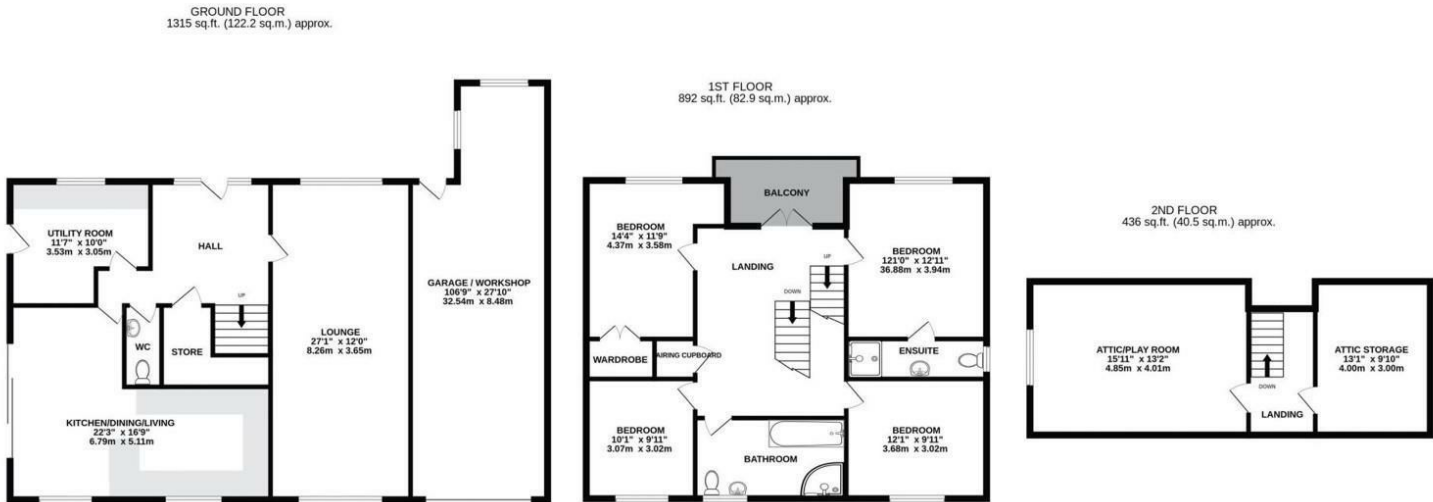


**Property Specialist**

**Mr Ollie Vincent**

Senior valuer

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TOTAL FLOOR AREA : 2643 sq.ft. (245.6 sq.m.) approx.

*The community in Rudry is incredibly friendly, and we have made many happy memories here. As we move on to our next chapter, we hope the new owners will come to love this home and its surroundings as much as we have.*

Comments by the Homeowner





# Garth Place

Rudry, Caerphilly, CF83 3DH

Asking Price

£650,000



4 Bedroom(s)



2 Bathroom(s)



2643.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

Situated in the picturesque village of Rudry, this exceptional detached home on Garth Place offers an outstanding blend of space, style, and modern family living. Extending to approximately 2,643 sq ft, the property occupies a peaceful corner plot and enjoys a wonderful setting surrounded by countryside views.

Designed with both family life and entertaining in mind, the accommodation features a separate sitting room alongside an impressive open-plan kitchen, dining and living area. The contemporary kitchen, installed in 2021, forms the heart of the home, while bi-fold doors seamlessly connect the interior to the beautifully designed outdoor entertaining space, complete with a BBQ area, wood-fired pizza oven and additional seating.

The property offers four generously sized bedrooms, providing comfortable and private spaces for all members of the family. Two modern bathrooms serve the home, while a balcony overlooking the lawn offers a tranquil retreat from which to enjoy the surrounding natural beauty.

Recent improvements include new windows and quality wooden flooring installed in 2025, ensuring the home is presented to a high standard and ready for immediate occupation.

Externally, the property continues to impress. There is ample parking for up to five vehicles across multiple driveways and a garage/workshop, providing excellent flexibility for families, hobbyists or those requiring additional storage.

The location is particularly appealing, combining village charm with excellent connectivity. Enjoy beautiful views of rolling fields from the kitchen window, relax in the peaceful surroundings, and listen to the sounds of nature from the garden. The village common is just a five-minute walk away, offering a variety of scenic walking routes, while the popular Maen Llwyd Inn is approximately a 15-minute stroll from the property. Convenient access to the M4 and nearby routes into Cardiff makes this an excellent choice for commuters.



|                                                            |                                                                                                                                                                                                                                             |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hall                                                       | Bedroom 10'0" x 9'10" (3.07 x 3.02)                                                                                                                                                                                                         |
| Utility Room 11'6" x 10'0" (3.53 x 3.05)                   | Bathroom                                                                                                                                                                                                                                    |
| W/C                                                        | Balcony                                                                                                                                                                                                                                     |
| Store                                                      | Airing Cupboard                                                                                                                                                                                                                             |
| Kitchen / Dining / Living Room 22'3" x 16'9" (6.79 x 5.11) | Attic Room / Play Room 15'10" x 13'1" (4.85 x 4.01)                                                                                                                                                                                         |
| Garage / Workshop                                          | Attic / Storage 13'1" x 9'10" (4.00 x 3.00)                                                                                                                                                                                                 |
| Landing                                                    | School Catchment                                                                                                                                                                                                                            |
| Bedroom 12'0" x 12'11" (3.68 x 3.94)                       | Welsh Medium Primary School : Y.G.G. CAERFFILI<br>Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI<br>English Medium Primary School : RHYDRI PRIMARY<br>English Medium Secondary School : ST. MARTINS COMPREHENSIVE SCHOOL |
| Ensuite                                                    | Council Tax                                                                                                                                                                                                                                 |
| Bedroom 14'4" x 11'8" (4.37 x 3.58)                        | BAND F                                                                                                                                                                                                                                      |
| Fitted Wardrobe                                            | Tenure                                                                                                                                                                                                                                      |
| Bedroom 12'0" x 9'10" (3.68 x 3.02)                        | We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.                                                                                                                                 |

