

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



PANDY ROAD
CAERPHILLY



UTILITY
1.77 x 1.98 (5'9" x 6'5")

KITCHEN
4.25 x 4.93 (13'11" x 16'2")

FAMILY ROOM
3.78 x 5.10 (12'4" x 16'8")

LIVING ROOM
6.41 x 5.03 (21'0" x 16'6")

STUDY ROOM/GYM
4.75 x 3.16 (15'7" x 10'4")

GROUND FLOOR BATHROOM
3.03 x 1.97 (9'11" x 6'5")

DINING ROOM
3.00 x 4.77 (9'10" x 15'7")

INTERNAL UTILITY ROOM
3.93 x 1.78 (12'10" x 5'10")

WC
0.79 x 1.86 (2'7" x 6'1")

MASTER BEDROOM
5.01 x 5.29 max (16'5" x 17'4" max)

BEDROOM FOUR
4.41 x 3.18 (14'5" x 10'5")

BEDROOM THREE
3.86 x 3.84 (12'7" x 12'7")

BEDROOM FIVE
2.86 x 2.18 (9'4" x 7'1")

BEDROOM TWO
3.11 x 4.21 (10'2" x 13'9")

BATHROOM
4.09 x 1.79 (13'5" x 5'10")

WC
1.85 x 1.19 (6'0" x 3'10")

PORCH OFF LIVING ROOM
2.12 x 1.83 (6'11" x 6'0")

PORCH OFF FAMILY ROOM
1.06 x 0.88 (3'5" x 2'10")

TENURE
Freehold

COUNCIL TAX
Council: Caerphilly

Band: F

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 : BEDWAS INFANTS/ BEDWAS JUNIORS
English Medium Secondary School : BEDWAS HIGH SCHOOL





PANDY ROAD

LLANBRADACH, CF83 3DZ - £820,000



5 Bedroom(s)

2 Bathroom(s)

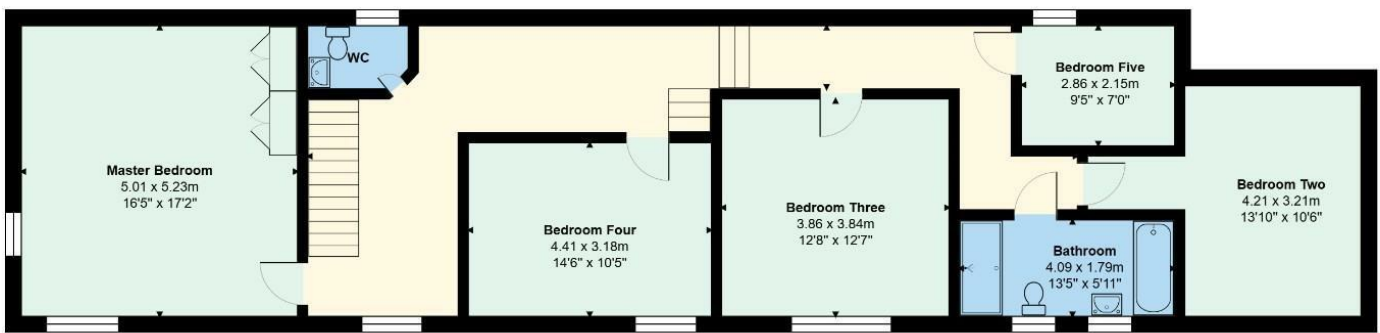
2712.53 sq ft

**** CIRCA 7 ACRE PLOT **** Nestled near the charming village of Llanbradach, this remarkable detached farmhouse, built in 1660, offers a blend of historical charm and modern living. Spanning an impressive 2,713 square feet, the property boasts an abundance of space, featuring four elegant reception rooms that provide the perfect setting for both entertaining and relaxation. The kitchen boasts a welcoming AGA whilst the main living room is equipped with a large wood burner in an inglenook fireplace. With five generously sized bedrooms, this home is ideal for families or those seeking extra room for guests. The property includes two well-appointed bathrooms and two cloakrooms, ensuring comfort and convenience for all residents. Set within a stunning seven-acre plot, the farmhouse is surrounded by picturesque countryside, offering a tranquil retreat from the hustle and bustle of everyday life. The beautiful south-facing garden features a summerhouse and patios with an ornamental fish pond. There is a dedicated wildlife garden and two orchards, featuring over 30 trees of both soft fruit and apples and pears. The grounds contain a small barn (perfect for granny annexe conversion subject to planning consent), a large detached garage, and a stable, making it an excellent choice for equestrian enthusiasts or those wishing to embrace country living. Ample parking is available for up to seven cars, providing ease of access for family and friends. The absence of an onward chain allows for a smooth and swift purchase process, making this property even more appealing. This property benefits from two adjoined fields bordering the river Rhymney where the landowner benefits from riparian fishing rights along the riverbank. With its period features and spacious layout, this farmhouse is a rare find in today's market.



PROPERTY SPECIALIST

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Negotiator



Trehir Farm, Pandy Lane, Llanbradach, CF83 3DZ

Total Area: 246.4 m² ... 2652 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 28 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |