



Orchard House offers over £575,000

- DECEPTIVELY LARGE EXTENDED DETACHED FAMILY HOME
- SIX BEDROOMS (PRINCIPAL WITH ENSUITE)
- DRESSING ROOM
- ORANGERY WITH UNDERFLOOR HEATING
- GATED DRIVEWAY
- GARDEN
- SOUGHT AFTER LOCATION
- EPC Rating: C



 6  2  3



01685 722223
merthyrdfil@peteralan.co.uk



About the property

An exceptional and deceptively spacious six-bedroom detached family residence, offering an impressive blend of contemporary design, elegant proportions and outstanding versatility, perfectly suited to modern family living at its finest.

Positioned within a highly desirable location on the edge of the Caerphilly Borough, this substantial home enjoys a setting that balances convenience with exclusivity. Internally, the property reveals a beautifully considered layout with generously proportioned rooms, flooded with natural light and designed to accommodate both everyday family life and larger-scale entertaining.

The accommodation begins with a welcoming entrance hall, leading to a practical utility room and an outstanding open-plan kitchen which flows seamlessly into the dining and sitting areas—undoubtedly the heart of the home. This space is finished to a high standard, ideal for social gatherings and relaxed family living alike. Further reception spaces include an impressive 45' x 13' main living/sitting room and a stunning orangery, providing an additional reception area with views over the garden.

To the first floor, the property continues to impress with six well-proportioned bedrooms, including a dedicated dressing room offering boutique-style storage and a sense of everyday luxury. A contemporary family bathroom completes the upper-level accommodation.

Externally, the home benefits from a generous garden along with ample off-road parking.



Accommodation

Location

From Pentwyn Road, the property is conveniently positioned for easy access to a wide range of local shops, schools and everyday amenities. Excellent transport links are close at hand, with the A470 providing direct routes to the M4 corridor, Cardiff city centre and the surrounding Valleys, making the location ideal for both commuters and families.

Hallway

Enter via opaque UPVC double glazed door to hallway. Stairs to first floor. Doors to utility room, kitchen/dining room and lounge/sitting room. Travertine tiled flooring.

Utility Room

Base unit with laminate worktop. Plumbing for washing machine. Travertine tiled flooring. Opaque UPVC double glazed window to side.

Kitchen

18' 9" x 12' 3" (5.71m x 3.73m)
A beautifully appointed, high-end kitchen designed for both everyday living and entertaining. The space

features an extensive range of bespoke base and wall cabinetry, complemented by luxurious quartz work surfaces. At the heart of the room sits an impressive central island incorporating a sleek electric hob, integrated wine chiller and additional storage, finished with a contemporary extractor canopy overhead.

High-specification integrated appliances include a full-height fridge/freezer, dishwasher, built-in oven and microwave, while an inset sink with drainer is seamlessly set into the worktop. The kitchen is bathed in natural light, enjoying windows to the side and rear, a striking skylight, and French doors opening onto the rear garden. A further door provides access to the side garden, with additional French doors leading through to the orangery.

Travertine flooring flows throughout, enhancing the sense of space and quality, and the kitchen opens effortlessly into the dining area, creating a superb open-plan environment ideal for modern family life and entertaining.

Dining Room/Sitting Room

25' x 12' 3" (7.62m x 3.73m)
Seamlessly extending from the kitchen, this

01685 722223

merthyrtedfil@peteralan.co.uk

Floorplan



Total floor area 271.7 m² (2,925 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

