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CARDIFF VALE CAERPHILLY BRISTOL





A truly impressive executive home. The whole property has been beautifully presented top to bottom to an incredibly high standard, you really could move straight in. The finish is impeccable! an Immaculate Kitchen, crisp bathroom and ensuite and a beautifully landscaped garden to mention just a few details and upgrades. We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.

Comments by Mr Ollie Vincent



Property Specialist

Mr Ollie Vincent

Senior valuer

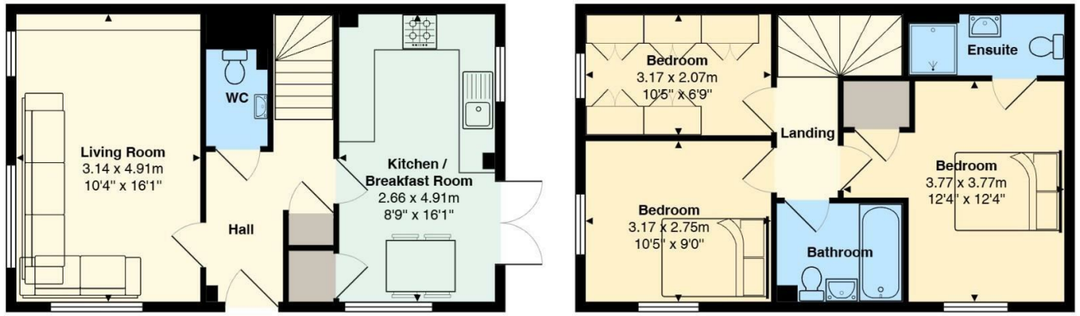
ollie.vincent@jeffreyross.co.uk

What we love most about our home is how cosy, bright and welcoming it feels. The high ceilings and large windows create a lovely sense of space, while the house retains heat really well, making it warm and comfortable all year round. The cream-rendered exterior and sage green front door give it beautiful kerb appeal, while the low-maintenance garden is perfect for enjoying without too much upkeep.

Comments by the Homeowner



Orchid Grove

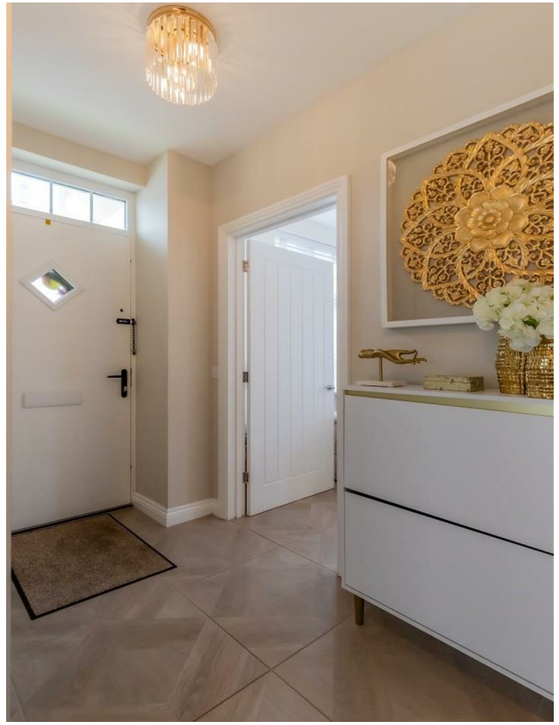


Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only









Orchid Grove

Pontllanfraith, Blackwood, NP12 2RQ

Asking Price

£315,000

3 Bedroom(s) | 2 Bathroom(s) | 865.00 sq ft



Contact our

Brinsons Caerphilly Branch

029 20867711

Nestled in the charming Orchid Grove of Pontllanfraith, Blackwood, this delightful semi-detached house offers a perfect blend of comfort and style. Spanning 865 square feet, the property features three well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for families or those seeking extra space.

As you approach the home, you will be greeted by its attractive cream-rendered exterior and a sage green front door, which together create an inviting kerb appeal. The interior is equally impressive, boasting high ceilings and large windows that fill the space with natural light, enhancing the warm and welcoming atmosphere. The tasteful, neutral colour scheme throughout the house allows for easy personalisation, ensuring that it suits a variety of tastes.

One of the standout features of this property is the low-maintenance garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the private double driveway, complete with an electric car charging point, provides convenient off-road parking for two vehicles, with further parking options available nearby for guests.

The location of this home is truly advantageous, situated within close proximity to the town centre, local amenities, a doctors' surgery, and award-winning schools. This makes it an excellent choice for families, as the estate is known for its quiet, friendly atmosphere and strong sense of community.

In summary, this lovely home in Orchid Grove is ready for you to move straight in and enjoy. With its combination of cosy living spaces, modern conveniences, and a prime location, it presents an exceptional opportunity for those looking to settle in a welcoming neighbourhood.





Hall

Living Room 10'3" x 16'1" (3.14 x 4.91)

Kitchen / Breakfast Room 8'8" x 16'1" (2.66 x 4.91)

W/C

to the first floor

Landing

Bedroom 12'4" x 12'4" (3.77 x 3.77)

Ensuite

Bathroom

Bedroom 10'4" x 9'0" (3.17 x 2.75)

Bedroom (Wardrobe) 10'4" x 6'9" (3.17 x 2.07)

Tenure

We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax

Band D

School Catchment

Welsh Medium Primary School : Y.G. TRELYN
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI
English Medium Primary School : LIBANUS PRIMARY
English Medium Secondary School : BLACKWOOD COMPREHENSIVE SCHOOL









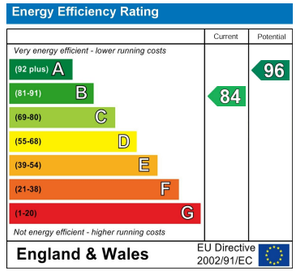











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
96
84
England & Wales
EU Directive 2002/91/EC



