



## Orchard House offers over £600,000

- 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.

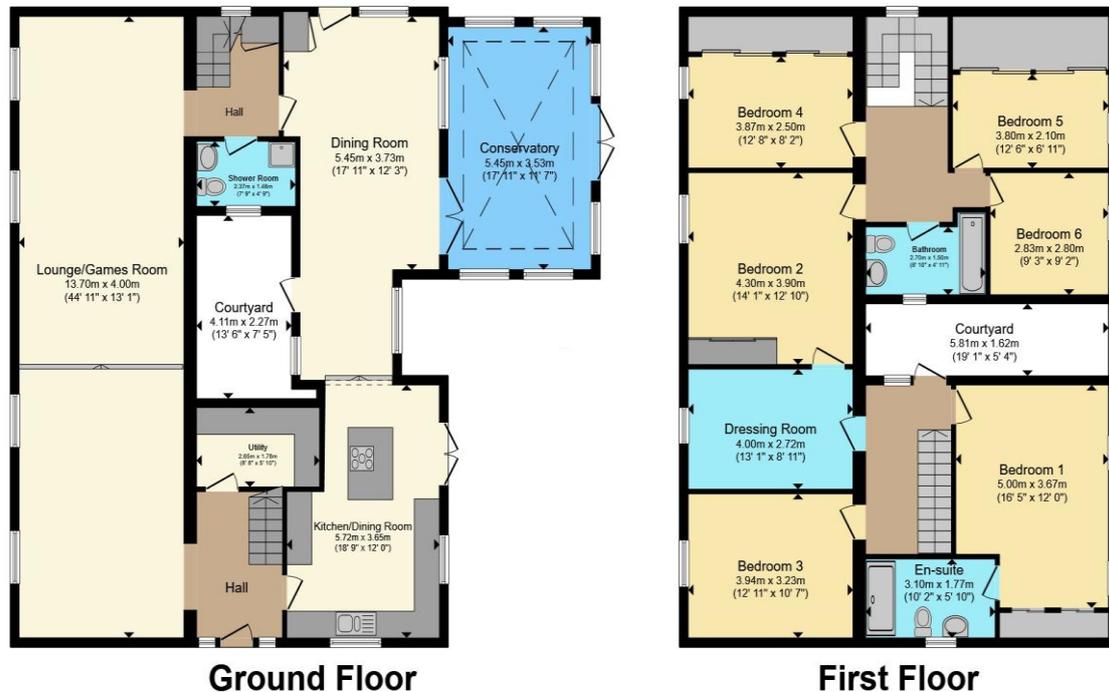
### Dining Room/Sitting Room

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

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## Floorplan



Ground Floor

First Floor

Total floor area 271.7 m<sup>2</sup> (2,925 sq.ft.) approx

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