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CARDIFF

VALE

CAERPHELLY

BRISTOL

Garth Place

RUDRY



Set within the highly desirable village of Rudry, this beautifully presented four-bedroom detached, house offers generous proportions, refined living spaces, and an enviable location with excellent parking options and an impressive outside space. The Attic Conversion and Garage / Workshop are great additions, offering plenty of extra storage. The property has been beautifully maintained for the duration of ownership. The garden is a fabulous outside space, and is perfect for families.

Comments by Mr Ollie Vincent

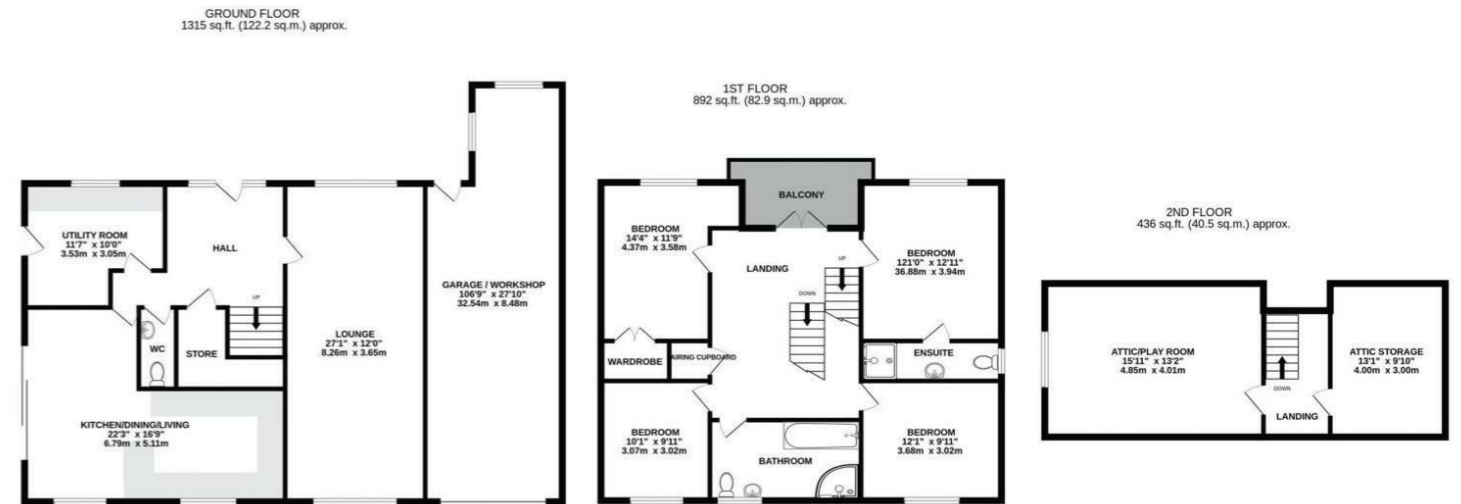


Property Specialist

Mr Ollie Vincent

Senior valuer

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

Its a lovely home in a very friendly community. The children have had a great time growing up here. We love that the property is surrounded by the countryside. I can look out of my kitchen window and see fields. Its a corner plot, lovely and quiet. It has been the family home for a good few years.. we hope the new owners love it as much as we do.

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

Located in the picturesque village of Rudry, Caerphilly, this splendid house on Garth Place offers an exceptional living experience, combining spaciousness with modern comforts. Spanning an impressive 2,643 square feet, this property is perfect for families seeking a generous home. The property boasts a separate sitting room and a large kitchen / diner / living room, ideal for entertaining guests or enjoying cosy family evenings. The thoughtfully designed layout provides ample room for relaxation and socialising.

The house features four well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. Two modern bathrooms enhance the convenience of daily living. The balcony overlooking the lawn is another quiet retreat, to take in the nature around. There is plenty of parking available, accommodating up to five vehicles, across various driveways and in the garage / workshop.

With new windows and wooden flooring installed in 2025, along with a modern kitchen added in 2021, this home is ready for you to move in and enjoy. The outside space is equally impressive, with bi-fold doors opening to the outside, to the BBQ area, wood fired pizza oven and additional seating.

The location in Rudry is particularly desirable, offering a peaceful village atmosphere surrounded by beautiful countryside. From the kitchen window, one can enjoy views of lush fields, creating a serene backdrop for daily life. The corner plot ensures a lovely quiet setting, where one can sit outside and listen to the soothing sounds of nature. For those who enjoy the outdoors, the common is just a five-minute walk away, providing numerous walking routes, and the Maen Llwyd pub is a pleasant 15-minute stroll. The property is conveniently located with easy access to the M4 and nearby lanes leading to Cardiff, making it an ideal choice for commuters.

In summary, this house on Garth Place is a remarkable find, offering spacious living, modern conveniences, and a tranquil setting.



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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 Welsh Medium Secondary School : Y GWYNDY - YSGOL GYFUN CWM RHYMNI English Medium Primary School : RHYDRI PRIMARY 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.

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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		
England & Wales		
		EU Directive 2002/91/EC

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