FOR SALE



Orchid Grove

Pontllanfraith, Blackwood, NP12 2RQ

PONTLLANFRAITH, BLACKWOOD

Orchid Grove

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ASKING PRICE

£315,000

3 BEDROOMS

2 BATHROOMS

1 RECEPTION

865 SQ FT

865 SQFT	IMMACULATELY PRESENTED SEMI DETACHED 3 BEDROOM FAMILY HOME
PRIVATE DRIVEWAY PARKING	RECENTLY LANDSCAPED REAR GARDEN
CLOSE TO AMENITIES	DOWNSTAIRS W/C
OPEN PLAN KITCHEN / BREAKFAST ROOM	EXCELLENT SCHOOL CATCHMENT
PRIVATE GARDEN	



THE PROPERTY

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.











ACCOMMODATION

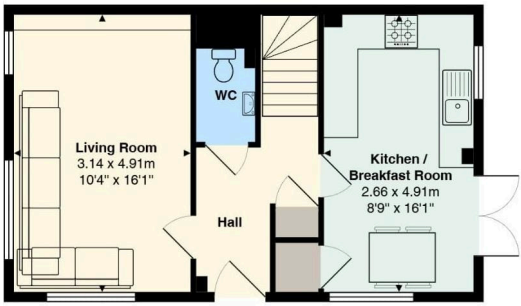
LIVING ROOM	3.14 x 4.91
KITCHEN / BREAKFAST ROOM	2.66 x 4.91
BEDROOM	3.77 x 3.77
BEDROOM	3.17 x 2.75
BEDROOM (WARDROBE)	3.17 x 2.07

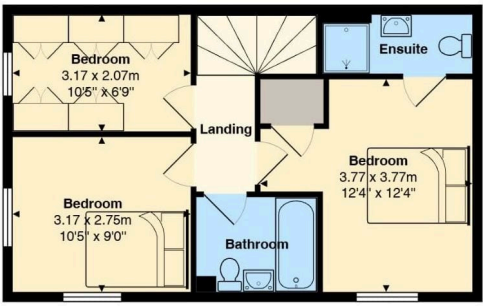
SCHOOL CATCHMENT

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

PROPERTY TYPE	HOUSE - SEMI-DETACHED
INTERNAL AREA	865 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND D · ABOUT £2,083 A YEAR *Caerphilly County Borough Council, 2026/27 estimate*
EPC RATING	84 · POTENTIAL 96

Orchid Grove





Total Area: 80.4 m² ... 865 ft²

All measurements are approximate and for display purposes only

Not to scale. Measurements are approximate and for illustration only.



Ollie Vincent

AREA VALUER / NEGOTIATOR
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SCAN TO SEE WHAT'S NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, Eastgate, Market Street, Caerphilly, CF83 1NX. 029 2086 7711. The Property Ombudsman, membership D03828. jeffreyross.co.uk