

An aerial photograph of a residential property. In the foreground, a two-story house with a red-tiled roof and a chimney is visible. The house has white upper walls and orange-brown lower walls. To the left of the house is a detached garage with a grey roof. A paved driveway runs along the front and side of the house, with four cars parked: a white car, a blue car, a silver car, and a dark car. Behind the house is a large green lawn. A clothesline with laundry is stretched across the lawn. In the background, there is a large rectangular garden bed filled with green plants. A dirt path or driveway leads from the top right towards the center of the property. A small shed is visible in the top left corner.

SOLD STC

Garth Lane

Pant, Merthyr Tydfil, CF48 2YA

PANT, MERTHYR TYDFIL

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GUIDE PRICE

£650,000

6 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

2,438 SQ FT





A very impressive plot and location. The house is set in the middle of the countryside, with stunning views. This is a once in a lifetime opportunity to purchase a property like this. Although there is modernisation required, the potential here is huge.



OLLIE VINCENT

AREA VALUER / NEGOTIATOR · CAERPHILLY



THE PROPERTY

Jeffrey Ross are delighted to present Garth House, an exceptional six-bedroom detached residence occupying approximately two acres of private grounds, enjoying breathtaking panoramic views across the surrounding valleys in the highly sought-after village of Pant.

Extending to approximately 2,438 sq ft, this substantial family home offers spacious and versatile accommodation, perfectly suited to modern family living. The ground floor features three generous reception rooms, including a bright and inviting living room that enjoys picturesque views over the gardens and beyond. A separate office or playroom provides excellent flexibility for home working or growing families, while the open-plan kitchen and dining room creates a superb hub for everyday living and entertaining.

The first floor comprises six well-proportioned bedrooms, including an impressive principal suite with en-suite facilities, together with a contemporary family bathroom. A convenient ground floor shower room further enhances the practicality of the accommodation.

Outside, Garth House is equally impressive. A sweeping driveway provides extensive off-road parking and leads to a substantial four-bay garage complete with a mechanic's pit, making it an ideal space for car enthusiasts, hobbyists, or those requiring a workshop.

Set within grounds approaching two acres, the property enjoys an exceptional level of privacy, with beautifully established gardens and truly spectacular far-reaching valley views, offering a rare opportunity to acquire a home in such an idyllic setting.

Although the property would benefit from a programme of modernisation and cosmetic updating, it offers enormous scope to create a truly outstanding family home, with the space, setting, and potential to become something truly special.

Early viewing is highly recommended to fully appreciate the size, location, stunning outlook, and exceptional potential of this unique residence.

KEY FEATURES

2438 SQFT

SIX BED DETACHED BEDROOM FAMILY HOME

ROOM TO EXTEND

RARE FIND

2 ACRES OF LAND

INCREDIBLE LOCATION

GOOD ACCESS TO A470

OPEN PLAN KITCHEN DINING ROOM

ENSUITE SHOWER ROOM, DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM

DETACHED QUADRUPEL GARAGE



INSIDE





OWNERS' COMMENTS

We have loved living here over the years. With the setting and location is really has been a mini paradise. Sadly, As time has progressed the property has been harder to manage and so we have decided its time to downsize.. We really hope the new owners love it as much as we have.

THE OWNERS

PANT, MERTHYR TYDFIL



ACCOMMODATION

LIVING ROOM	5.49 x 5.47
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UTILITY ROOM	2.70 x 3.19
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DINING ROOM	3.92 x 5.47
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BEDROOM	4.09 x 4.41
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BEDROOM	3.58 x 4.25
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BEDROOM	4.10 x 3.02
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BEDROOM	4.62 x 3.02
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BEDROOM	3.55 x 2.22
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BEDROOM	3.55 x 3.32
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SCHOOL CATCHMENT

*English Medium Schools Pantyscallog Primary School English
Secondary School Pen-Y-Dre High School Welsh Medium Primary
School Ysgol Gynradd Gymraeg Santes Tudful*

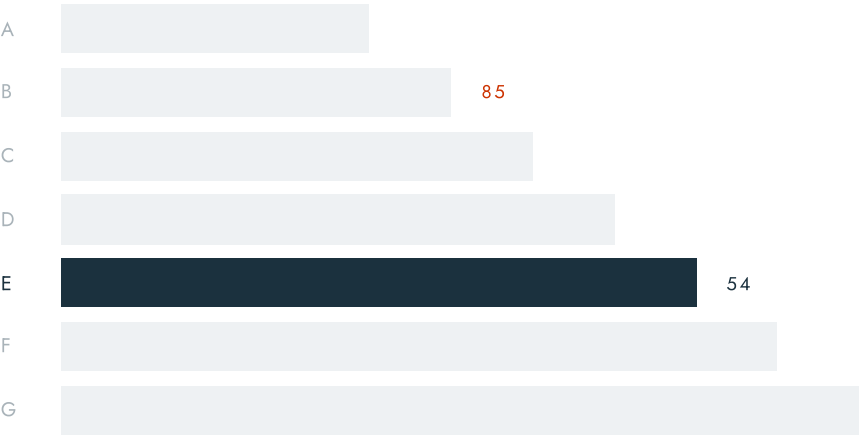
FLOORPLAN

Garth House



Energy efficiency

Currently band E, with the potential to reach band B.



Rating 54 · potential 85. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	2,438 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND C · ABOUT £2,305 A YEAR <i>Merthyr Tydfil County Borough Council, 2026/27 estimate</i>
EPC RATING	54 · POTENTIAL 85

COME AND SEE IT

Arrange a viewing

*Our Caerphilly team can arrange a private viewing,
usually within days – call 029 2086 7711.*



Ollie Vincent

AREA VALUER / NEGOTIATOR

CAERPHILLY BRANCH

029 2086 7711

EASTGATE, MARKET STREET, CAERPHILLY, CF83 1NX



SCAN TO SEE WHAT'S
NEAR YOU

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.
jeffreycross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU