

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



AEL Y BRYN

RUDRY



Ael Y Bryn

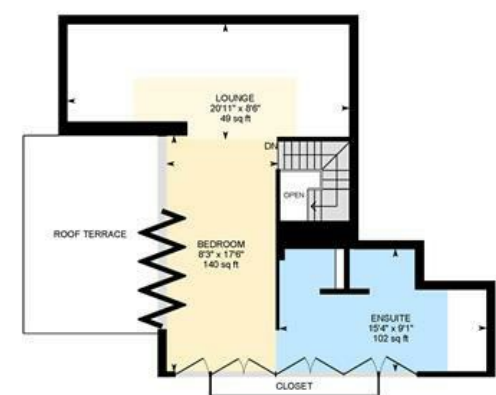
Main Building: Interior Area: 2777.22 sq ft



Ground Floor



1st Floor



2nd Floor





One of the best properties you will see in South Wales!

Comments by - Mr Elliott Hooper-Nash



AEL Y BRYN

RUDRY, CF83 3DF - ASKING PRICE - £1,550,000



5 Bedroom(s)



3 Bathroom(s)



4244.82 sq ft

JeffreyRoss are proud to introduce this incredible family home. Ael y Bryn will not disappoint. It represents a fine blend of traditional meets contemporary.

Situated just outside the village of Rudry in South Wales, Ael y Bryn offers all of the peace and tranquility afforded by its rural location.

The property benefits from fantastic transport links: 15 minutes to the M4 eastbound, via Draethen and 10 minutes to the M4 westbound via Cardiff Gate.

Lisvane and 'The Black Griffin' are a mere 10 minutes away. Llanishen village a further 5 minutes. Local supermarkets are even closer at 5 minutes and central Cardiff itself is only 20 minutes away.

It's a short walk to the renowned Maenllwyd Public House.

Located on the bridle way, a delightful 30 minute stroll to the summit of Rudry Common, guarantees spectacular views over the Bristol Channel and Severn Estuary. To the north the Brecon Beacons are also in evidence on a clear day.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
Elliott@jeffreycross.co.uk
Director





Hallway

Bay Fronted Living Room
4m x 4.52m (13'1" x 14'9")

Dining Room
4m x 3.73m (13'1" x 12'2")

Lobby
Media hub located in this area

Utility / Boot Room
3.46m x 3.4m (11'4" x 11'1")

WC
1.42m x 1.23m (4'7" x 4'0")

Open Plan Kitchen Area
8.44m x 3.96m (27'8" x 12'11")

Sitting Area
3.58m x 3.97m (11'8" x 13'0")

To the First Floor
Doors to all bedrooms and double doors to incredible family bathroom. Hidden door and stairs to master suite.

Bedroom One
3.63m x 4.53m (11'10" x 14'10")

Walk in Wardrobe

Ensuite
1.83m x 2.47m (6'0" x 8'1")

Bedroom Two
4.03m x 4.68m (13'2" x 15'4")

Bedroom Three
3.99m x 3.73m (13'1" x 12'2")

Bedroom Four
3.46m x 3.24m (11'4" x 10'7")

Family Bathroom
3.98m x 4.60m into bay (13'0" x 15'1" into bay)

To the Second Floor

Master Suite

Bedroom Area
2.52m x 5.33m (8'3" x 17'5")

Living Area
6.37m x 2.60m (20'10" x 8'6")

Ensuite
4.68m x 2.76m (15'4" x 9'0")

Balcony / Roof Terrace
Bi-folding doors lead to a private roof terrace / balcony with incredible countryside views

Detached Triple Garage
10.5 x 6.5m (34'5" x 21'3")
Set over two floors, this incredible versatile space would make a fantastic home office on the first floor.

Studio
Summer house hidden in the second part of the garden that has been converted and used as Studio.

Gardens
Grounds and gardens are set in approximately just short of an acre. Mature tree and shrub borders. Large terrace area off the sitting room.

Storage shed
Currently used for storing logs,

Driveway
Newly gravelled driveway leads to the house and parking area. The driveway is owned access via the public bridal way.

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

Council Tax.
Band - G

Services.
Oil Heating
Septic tank
Main Waters

Room above Tripple Garage (Artistic Concept),
Versatile space that offers so much for the next owner.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





