www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

A truely remarkable place that has been brilliantly put together by the current owner. The attention to detail, layout and out door living areas make this a very special home indeed. The location offers great access to the M4 and only 10 minutes from Lisvane.

Comments by Mr Elliott Hooper-Nash

Property Specialist

Mr Elliott Hooper-Nash

Director

Elliott@jeffreyross.co.uk

This really does feel like our very own wellness retreat in the middle of the countryside, the direct access to Rudry common was brillaint during lock down and we will really miss living here. Our aim was to create versatile living space as well as make the home practical. The master bedroom balcony, vegetable patch and recent outdoor sauna and plunge barrell are just some of our highlights.

Comments by the Homeowner

Ael Y Bryn

Main Building: Interior Area: 2777.22 sq ft

Ground Floor 1st Floor 2nd Floor

0 6 12 ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Ael y Bryn

Rudry, Caerphilly, CF83 3DF

Asking Price

£1,600,000

5 Bedroom(s) | 3 Bathroom(s) | 4244.82 sq ft

Contact our
Llanishen Branch
02920 499680

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

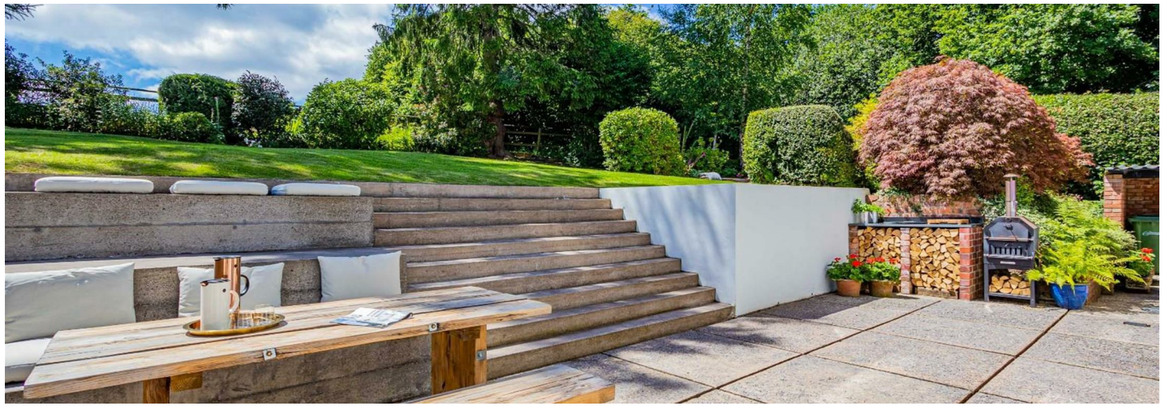
Situated just outside the village of Rudry in South Wales, Ael y Bryn offers all of the peace and
tranquility afforded by its rural location.

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.



Hallway

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

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

Lobby
Media hub located in this area

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

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

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

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

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

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

Walk in Wardrobe

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

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

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

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

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

To the Second Floor

Master Suite

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

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

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

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

Detached Triple Garage 34'5" x 21'3" (10.5 x 6.5m)
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,

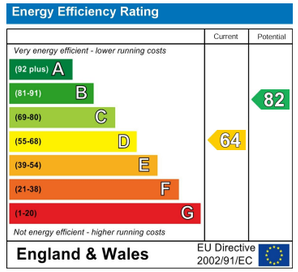
Driveway
Newly gravelled driveway leads to the house and parking area. The driveway is owned access via the public bridal way.

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

MAXX


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
64
82
England & Wales
EU Directive 2002/91/EC

YAMAHA