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CARDIFF

VALE

CAERPHILLY

BRISTOL



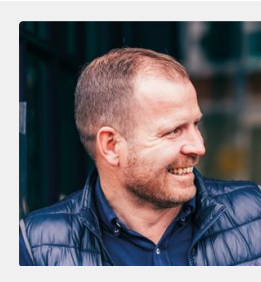
Ael y Bryn

RUDRY



A truly 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

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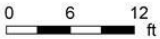


This really does feel like our very own wellness retreat in the middle of the countryside, the direct access to Rudry common was brillaint during lock down and we will really miss living here. Our aim was to create versatile living space as well as make the home practical. The master bedroom balcony,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

Comments by the Homeowner



Ground Floor



1st Floor



2nd Floor

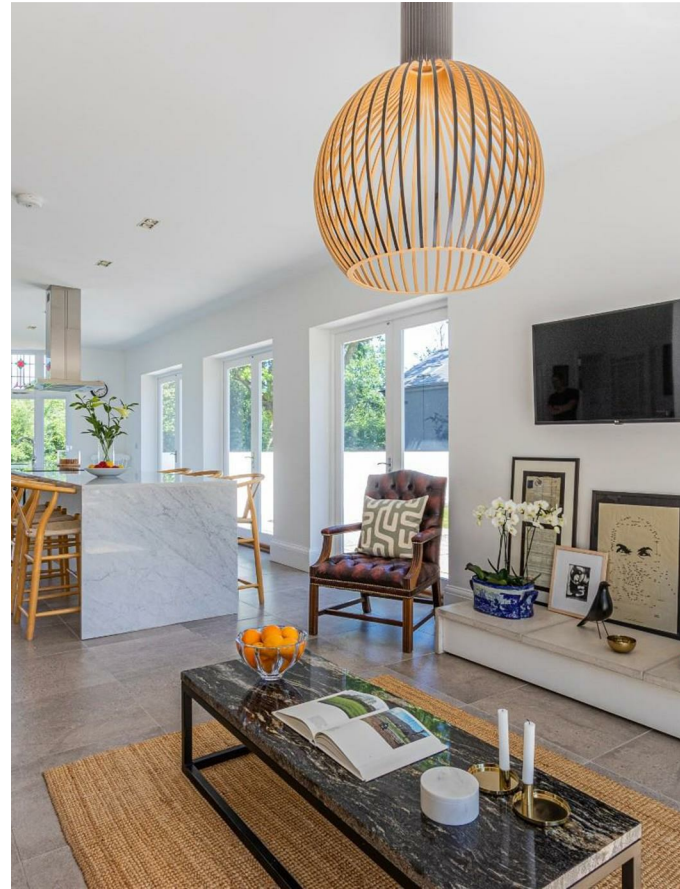


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



CARDIFF VALE CAERPHILLY BRISTOL

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Ael y Bryn

Rudry, Caerphilly, CF83 3DF

Asking Price

£1,600,000



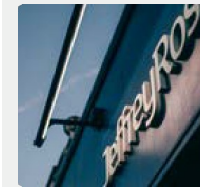
5 Bedroom(s)



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	Bedroom Two 13'2" x 15'4" (4.03m x 4.68m)	Studio
Bay Fronted Living Room 13'1" x 14'9" (4m x 4.52m)	Bedroom Three 13'1" x 12'2" (3.99m x 3.73m)	Summer house hidden in the second part of the garden that has been converted and used as Studio.
Dining Room 13'1" x 12'2" (4m x 3.73m)	Bedroom Four 11'4" x 10'7" (3.46m x 3.24m)	Gardens
Lobby Media hub located in this area	Family Bathroom 13'0" x 15'1" into bay (3.98m x 4.60m into bay)	Grounds and gardens are set in approximately just short of an acre. Mature tree and shrub borders. Large terrace area off the sitting room.
Utility / Boot Room 11'4" x 11'1" (3.46m x 3.4m)	To the Second Floor	Storage shed Currently used for storing logs.
WC 4'7" x 4'0" (1.42m x 1.23m)	Master Suite	Driveway Newly gravelled driveway leads to the house and parking area. The driveway is owned access via the public bridal way.
Open Plan Kitchen Area 27'8" x 12'11" (8.44m x 3.96m)	Bedroom Area 8'3" x 17'5" (2.52m x 5.33m)	Tenure. We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.
Sitting Area 11'8" x 13'0" (3.58m x 3.97m)	Living Area 20'10" x 8'6" (6.37m x 2.60m)	Council Tax. Band - G
To the First Floor Doors to all bedrooms and double doors to incredible family bathroom. Hidden door and stairs to master suite.	Ensuite 15'4" x 9'0" (4.68m x 2.76m)	Services. Oil Heating Septic tank Main Waters
Bedroom One 11'10" x 14'10" (3.63m x 4.53m)	Balcony / Roof Terrace Bi-folding doors lead to a private roof terrace / balcony with incredible countryside views	
Walk in Wardrobe	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.	
Ensuite 6'0" x 8'1" (1.83m x 2.47m)		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(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	

