



*Ty Bronudd*

NASH



*Fantastic family home that borders Cowbridge and Llantwit Major within easy commute to Cardiff City Centre and Bridgend. Finished to an exceptional standard and set in approximately 3 acres - One not to be missed.*

Comments by Mr Elliott Hooper-Nash



### Property Specialist

Mr Elliott Hooper-Nash

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*We have loved living here given its proximity to Cowbridge and easy commute to Cardiff City Centre, We really hope the next owners enjoy it as much as we have.*

Comments by Homeowner





# Ty Bronudd

*Nash, Cowbridge, CF71 7NS*

Guide Price

**£1,350,000**



5 Bedroom(s)



3 Bathroom(s)



3072.00 sq ft



Contact our  
***Pontcanna branch***

02920 499680

Located in the charming village of Nash, Cowbridge, Ty Bronudd is a stunning modern detached family home that offers an impressive 3,072 square feet of living space. This remarkable property boasts five spacious double bedrooms, making it an ideal choice for families seeking comfort and room to grow.

As you enter, you are welcomed by three elegantly designed reception rooms, perfect for both entertaining guests and enjoying quiet family time. The layout of the home is thoughtfully planned, ensuring a seamless flow between the living areas. With three well-appointed bathrooms, convenience is at your fingertips, catering to the needs of a busy household.

Set within an expansive plot of approximately three acres, Ty Bronudd provides a sense of privacy and tranquillity, allowing you to enjoy the beauty of the surrounding countryside. The property is equipped with modern amenities, including solar panels on the main roof, which contribute to energy efficiency and sustainability. Additionally, the detached garage features a second floor as well as an additional solar panel. Outside also benefits an electric vehicle charging point, making it a practical choice for the environmentally conscious homeowner.

This exceptional residence combines contemporary living with the charm of rural life, making it a perfect retreat for those looking to escape the hustle and bustle of city life. With its generous space, modern features, and picturesque location, Ty Bronudd is a property that truly stands out in the market. Don't miss the opportunity to make this beautiful house your new home.









CARDIFF

VALE

CAERPHILLY

BRISTOL

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| 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                                   | 58      | 73                         |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

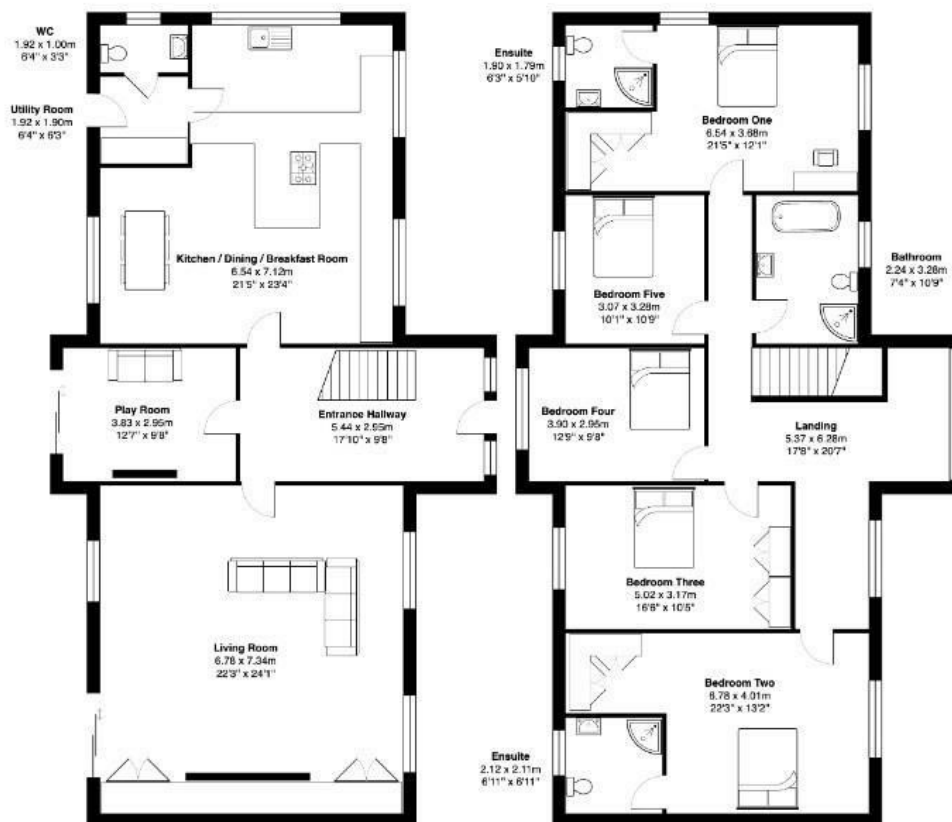
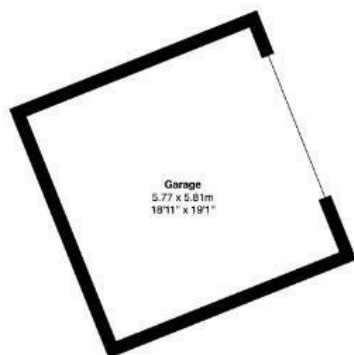








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|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Entrance Hallway 17'10" x 9'8" (5.44m x 2.95m)</b>                                                                   | <b>Garden</b><br>Impressive grounds that wrap around the property in apporximately 3 acres, large patio area and play area.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Living Room 22'2" x 24'0" widest points (6.76m x 7.34m widest points)</b>                                            | <b>Driveway</b><br>Sweeping driveway with parking for multiple vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Play Room 12'6" x 9'8" (3.83m x 2.95m)</b>                                                                           | <b>Garage</b><br>Large double garage that benefits an electric door, second floor for additional storage and Solar panels on the roof.                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Kitchen / Dining / Breakfast 21'5" x 23'4" (6.54m x 7.12m)</b>                                                       | <b>Tenure</b><br>We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisors.                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Utility Room 6'3" x 6'2" (1.92m x 1.90m)</b>                                                                         | <b>Council Tax</b><br>Band - G                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Downstairs WC 6'3" x 3'3" (1.92m x 1m)</b>                                                                           | <b>Additonal Information</b><br>Solar panels on the main home and detached garage.<br>EV car charging point<br>Fibre broadband<br>CCTV<br>Boarded loft in the main house<br>Under floor heating throughout<br>Septic Tank<br>Fully Electric home<br>Impressive grounds and garden                                                                                                                                                                                                                                                              |
| <b>To the first floor</b><br>Dramatic galleried Landing fully glazed to front elevation with doors off to all bedrooms. | External Finishes<br>Colour through rendering in a white finish (K Rend)<br>Anthracite coloured aluminium windows, doors and front curtain walling<br>Riven slate roof tiles<br>Soffit and fascias in anthracite<br>Black coloured Aluminium rainwater goods<br>Electric double roller garage door c/w light and power to garage<br>Front entrance in Cotswold stone<br>Fence to front and side boundaries                                                                                                                                     |
| <b>Bedroom One 21'5" x 12'0" (6.54m x 3.68m)</b>                                                                        | Interior Finishes<br>Oak engineered flooring<br>Closed string staircase in Oak with toughened glass balustrades<br>Tiled flooring to kitchen and utility<br>Walls and ceilings white throughout<br>White architrave and skirtings<br>Oak veneered internal doors<br>Brushed stainless steel ironmongery<br>Electrical Fittings<br>USB points to living space and bedrooms<br>White low profile sockets and switches<br>Mixture of LED lighting and pendants<br>Heating and Hot Water<br>Underfloor heating throughout ground and first floors. |
| <b>Dressing Area</b>                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Ensuite 6'2" x 5'10" (1.90m x 1.79m)</b>                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Bedroom Two 22'2" x 13'1" (6.78m x 4.01m)</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Ensuite 6'11" x 6'11" (2.12m x 2.11m)</b>                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Bedroom Three 16'5" x 10'4" (5.02m x 3.17m)</b>                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Family Bathroom 7'4" x 10'8" (2.24m x 3.26m)</b>                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Bedroom Four 12'9" x 9'8" (3.90m x 2.95m)</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Bedroom Five 10'0" x 10'9" (3.07m x 3.28m)</b>                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



Ty Bronudd, Nash, Cowbridge, CF71 7NS

Total Area: 285.4 m<sup>2</sup> ... 3072 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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