
Ty Bronudd
NASH



Fantatsic family home that boarders Cowbridge and Llantwit Major within easy comute 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

02920 499680
Elliott@jeffreyross.co.uk

We have loved living here given its proximity to Cowbridge and easy commute to Cardiff City Cente, 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 addiotnal 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.








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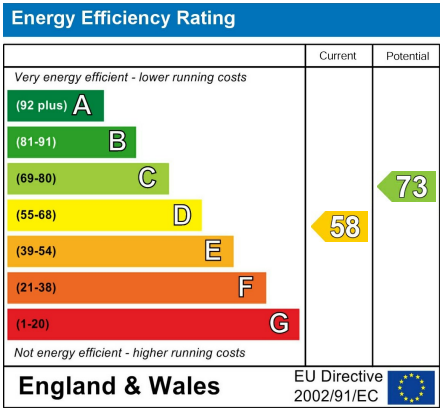







The Jumpton's




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
58
73
England & Wales
EU Directive 2002/91/EC













Entrance Hallway 17'10" x 9'8" (5.44m x 2.95m)

Living Room 22'2" x 24'0" widest points (6.76m x 7.34m widest points)

Play Room 12'6" x 9'8" (3.83m x 2.95m)

Kitchen / Dining / Breakfast 21'5" x 23'4" (6.54m x 7.12m)

Utility Room 6'3" x 6'2" (1.92m x 1.90m)

Downstairs WC 6'3" x 3'3" (1.92m x 1m)

To the first floor

Dramatic galleried Landing fully glazed to front elevation with doors off to all bedrooms.

Bedroom One 21'5" x 12'0" (6.54m x 3.68m)

Dressing Area

Ensuite 6'2" x 5'10" (1.90m x 1.79m)

Bedroom Two 22'2" x 13'1" (6.78m x 4.01m)

Ensuite 6'11" x 6'11" (2.12m x 2.11m)

Bedroom Three 16'5" x 10'4" (5.02m x 3.17m)

Family Bathroom 7'4" x 10'8" (2.24m x 3.26m)

Bedroom Four 12'9" x 9'8" (3.90m x 2.95m)

Bedroom Five 10'0" x 10'9" (3.07m x 3.28m)

Garden

Impressive grounds that wrap around the property in apporximately 3 acres, large patio area and play area.

Driveway

Sweeping driveway with parking for multiple vehicles.

Garage

Large double garage that benefts an electric door, second floor for additonal storage and Solar panels on the roof.

Tenure

We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisors.

Council Tax

Band - G

Additonal Information

Solar panels on the main home and detached garage.
EV car charging point
Fibre broadband
CCTV
Boarded loft in the main house
Under floor heating throughout
Septic Tank
Fully Electric home
Impressive grounds and garden

External Finishes
Colour through rendering in a white finish (K Rend)
Anthracite coloured aluminium windows, doors and front curtain walling
Riven slate roof tiles
Soffit and fascias in anthracite
Black coloured Aluminium rainwater goods
Electric double roller garage door c/w light and power to garage
Front entrance in Cotswold stone
Fence to front and side boundaries
Interior Finishes
Oak engineered flooring
Closed string staircase in Oak with toughened glass balustrades
Tiled flooring to kitchen and utility
Walls and ceilings white throughout
White architrave and skirtings
Oak veneered internal doors
Brushed stainless steel ironmongery
Electrical Fittings
USB points to living space and bedrooms
White low profile sockets and switches
Mixture of LED lighting and pendants
Heating and Hot Water
Underfloor heating throughout ground and first floors.



Ty Bronudd, Nash, Cowbridge, CF71 7NS

Total Area: 285.4 m² ... 3072 ft²

All measurements are approximate and for display purposes only

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CARDIFF VALE CAERPHILLY BRISTOL