

BRINSONS

STYLISH SALES  
& LETTINGS  
CAERPHILLY'S HOME FOR



CLOS Y RHEITHORDY  
NELSON



**PLOT 1,2 & 4 - GLAMORGAN**

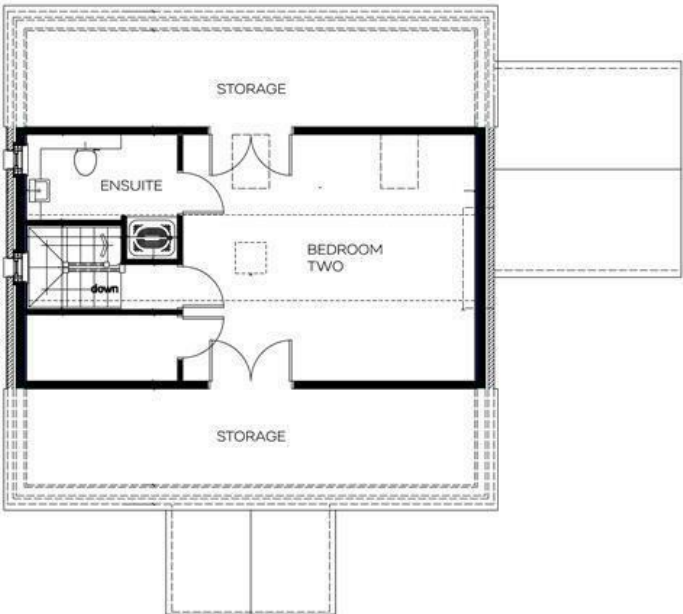
178m2 / 1,923 SQFT (excluding detached garage)



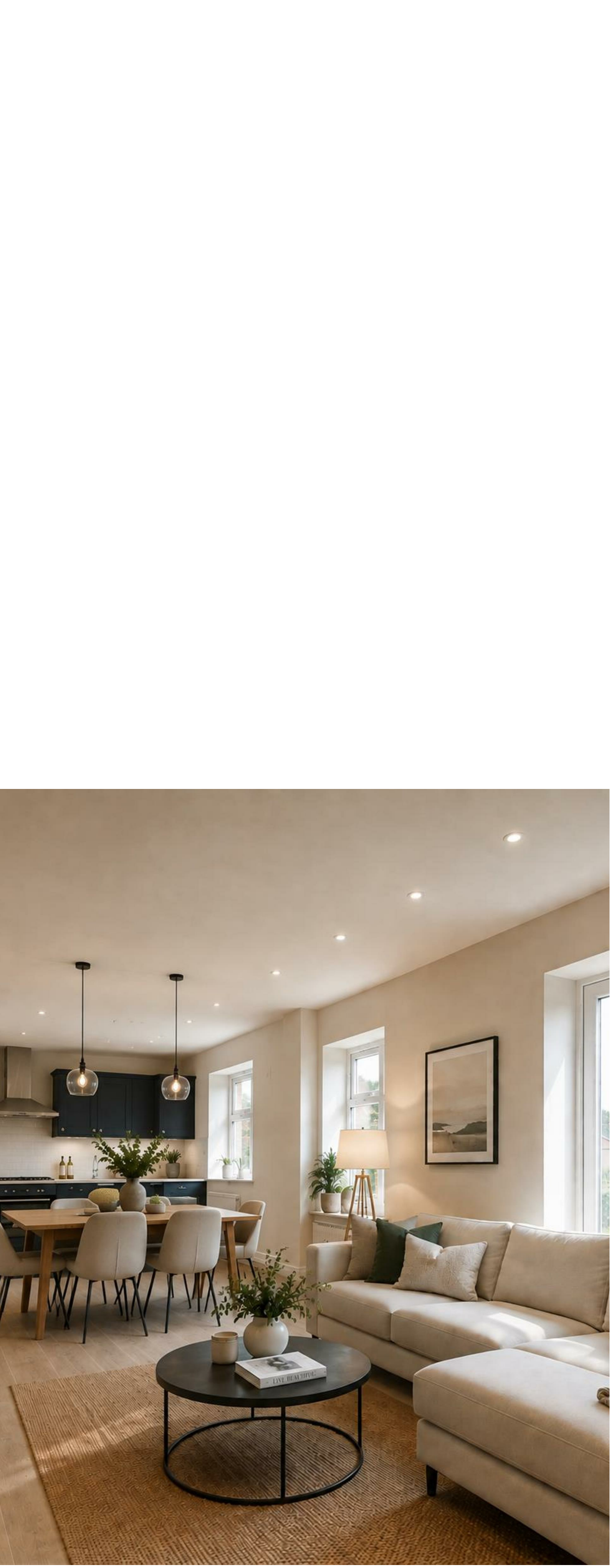
**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



Stylish modern build in the heart of Nelson, excellent plot sizes, design and layout have been carefully considered for modern living.

Comments by - Mr Ollie Vincent

## CLOS Y RHEITHORDY

HIGH STREET, CF46 6BX - GUIDE PRICE - £525,000

 5 Bedroom(s)  3 Bathroom(s)  1923.00 sq ft

Clos Y Rheithordy, Nelson, South Wales  
Coming Soon

Jeffrey Ross / Brinsons are delighted to introduce an exceptional brand-new five-bedroom residence, discreetly positioned within the exclusive setting of Clos Y Rheithordy, Nelson.

Designed for contemporary family living, this distinguished new home brings together considered architecture, generous proportions and a refined sense of style, creating a sophisticated private residence in one of South Wales' most appealing village settings.

A Private Setting

Set within an exclusive new development, the property enjoys a peaceful and desirable position while remaining wonderfully connected.

Nelson offers the best of both worlds — a relaxed village atmosphere surrounded by countryside, with everyday amenities close at hand and excellent connections to the region's principal towns and cities.

From scenic walks and open countryside to local cafés, shops and essential amenities, everything required for modern family life is within easy reach.

Contemporary Living

Carefully conceived and newly built, the home has been designed with modern living in mind.

The five-bedroom accommodation provides exceptional flexibility for family life, entertaining and working from home, complemented by private outdoor space and a contemporary aesthetic that balances modern architecture with timeless appeal.

Every element combines to create a home that feels both impressive and effortlessly comfortable.

### PROPERTY SPECIALIST

**Mr Ollie Vincent**  
029 20499680 extensi  
ollie.vincent@jeffreyross.co.uk  
Senior valuer





**Porch**

**Entrance Hallway**

**Study**  
good size study or children's play room.

**Living Room**  
Access from hallway with sliding doors opening to the kitchen dining and sun room area.

**Open plan Living / Kitchen / Dining**

**Sun Room**

**Utility**

**Downstairs WC**

**To the first floor**

**Bedroom One**

**Ensuite**

**Bedroom Three**

**Bedroom Four**

**Bedroom five**

**Family Bathroom**

**To the Second Floor**

**Bedroom Two**

**Ensuite.**

**Garage**  
Detached single garage

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

**Additional Information**

**Council tax**  
TBC - Not rated yet



| 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 |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

