



AEL Y BRYN

RUDRY









## AEL Y BRYN

RUDRY, CF83 3DF - £1,550,000



5 bedroom(s)



3 bathroom(s)



4244.82 sq ft

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.

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















Ael Y Bryn, Rudry, Caerphilly











Room above Tripple Garage (Artistic Concept),  
Versatile space that offers so much for the next owner.







**HALLWAY**

**BAY FRONTED LIVING ROOM**  
4m x 4.52m (13'1" x 14'9" )

**DINING ROOM**  
4m x 3.73m (13'1" x 12'2")

**LOBBY**  
Media hub located in this area

**UTILITY / BOOT ROOM**  
3.46m x 3.4m (11'4" x 11'1")

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

**OPEN PLAN KITCHEN AREA**  
8.44m x 3.96m (27'8" x 12'11")

**SITTING AREA**  
3.58m x 3.97m (11'8" x 13'0")

**TO THE FIRST FLOOR**  
Doors to all bedrooms and double doors to incredible family bathroom. Hidden door and stairs to master suite.

**BEDROOM ONE**  
3.63m x 4.53m (11'10" x 14'10")

**WALK IN WARDROBE**

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

**BEDROOM TWO**  
4.03m x 4.68m (13'2" x 15'4")

**BEDROOM THREE**  
3.99m x 3.73m (13'1" x 12'2")

**BEDROOM FOUR**  
3.46m x 3.24m (11'4" x 10'7")

**FAMILY BATHROOM**  
3.98m x 4.60m into bay (13'0" x 15'1" into bay)

**TO THE SECOND FLOOR**

**MASTER SUITE**  
**BEDROOM AREA**  
2.52m x 5.33m (8'3" x 17'5")

**LIVING AREA**  
6.37m x 2.60m (20'10" x 8'6")

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

**BALCONY / ROOF TERRACE**  
Bi-folding doors lead to a private roof terrace / balcony with incredible countryside views

**DETACHED TRIPLE GARAGE**  
10.5 x 6.5m (34'5" x 21'3" )  
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





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One of the best properties you will see  
in South Wales!

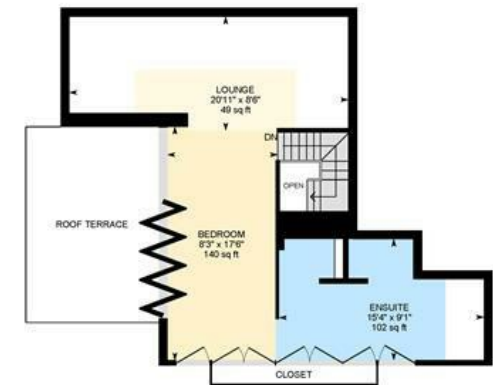
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Comments by Mr Elliott Hooper-Nash



# Ael Y Bryn

Main Building: Interior Area: 2777.22 sq 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.



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Jeffrey Ross