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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Clos Y Rheithordy*

HIGH STREET



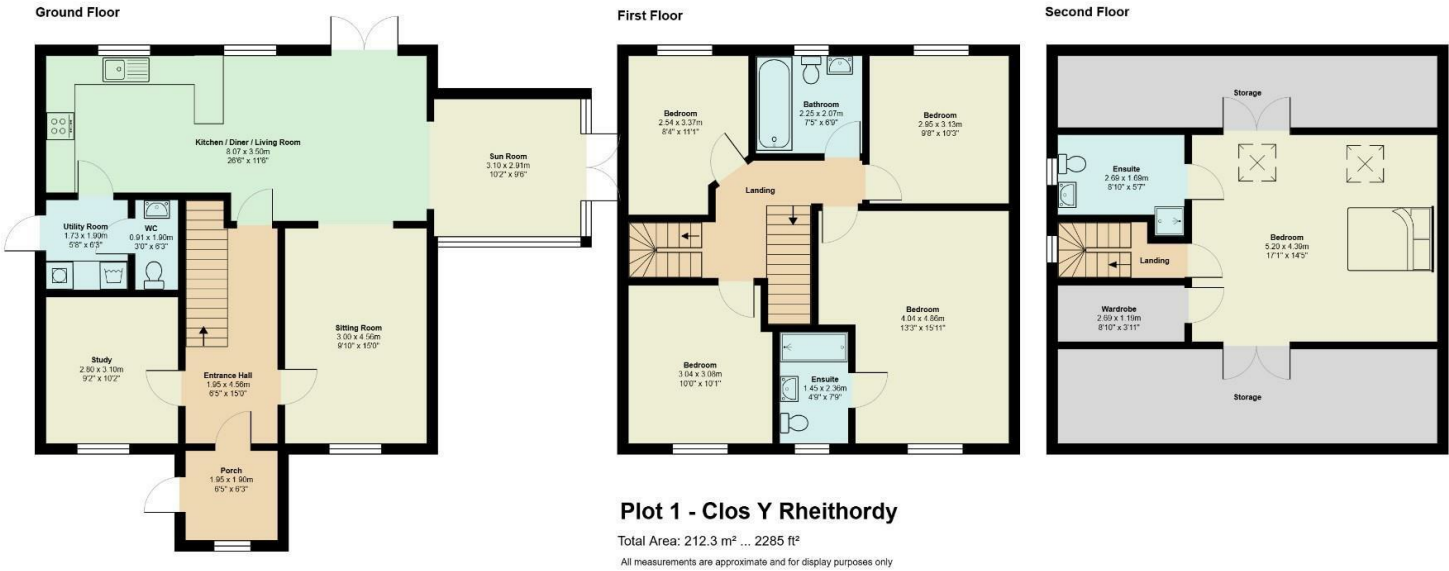
A truly impressive executive home. The property will be built to an incredibly high standard, you really could move straight in. The finish will be impeccable! With bespoke Kitchen designs, new bathrooms, new ensuites and a beautiful location to mention just a few details. We expect this to be very popular. Book your viewing today and don't miss out. Call the office on 02920 499680.

Comments by Mr Ollie Vincent



**Property Specialist**  
**Mr Ollie Vincent**  
Senior valuer

ollie.vincent@jeffreygross.co.uk

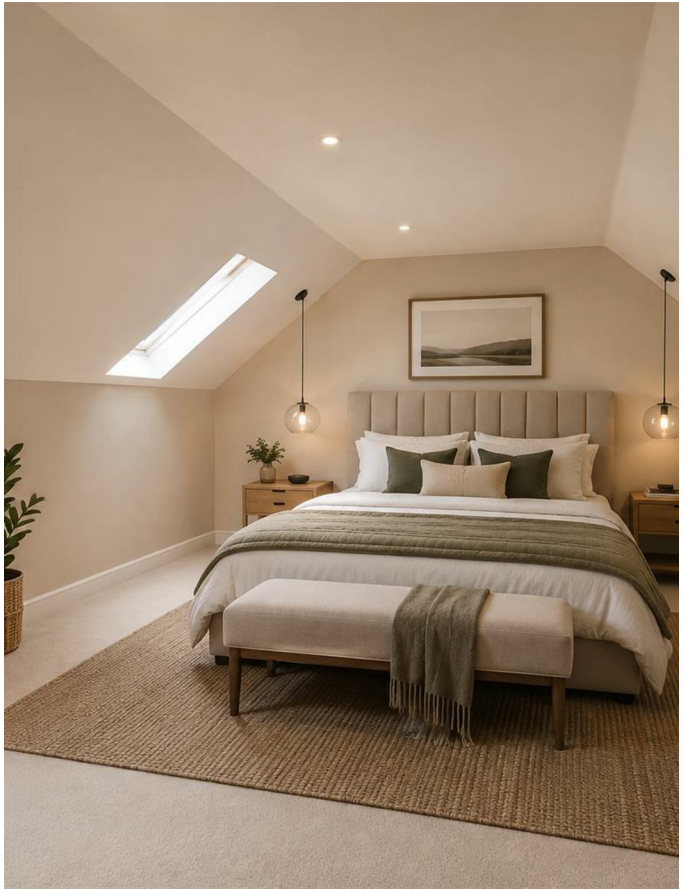
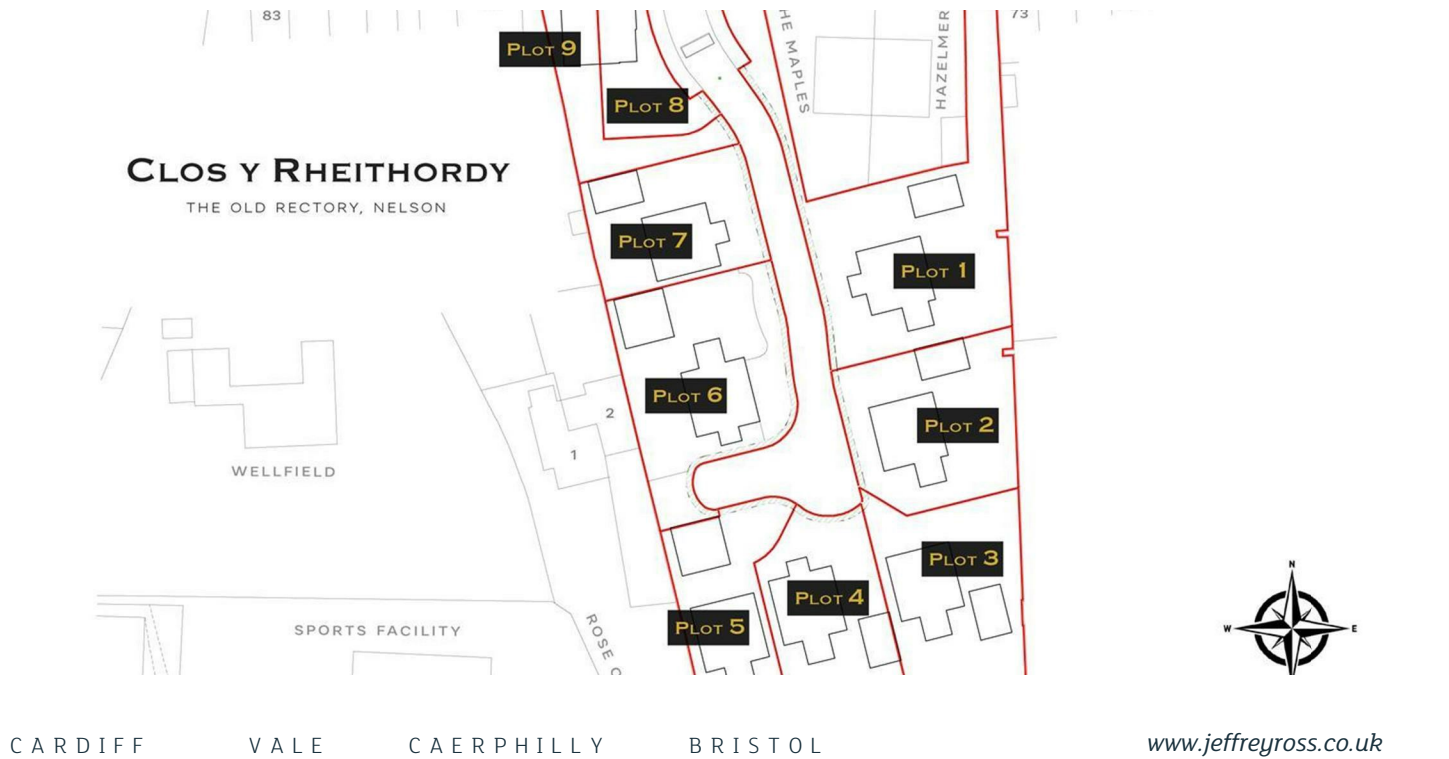


Stylish modern build in the heart of Nelson, excellent plot sizes, design and layout have been carefully considered for modern living.

Comments by the Homeowner







# Clos Y Rheithordy

High street, Nelson, CF46 6BX

Asking Price

£550,000



5 Bedroom(s)



3 Bathroom(s)



1923.00 sq ft



Contact our  
**Brinsons Caerphilly Branch**  
029 20867711

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.

Register your interest for further information and priority access. You might be early enough to make your own design requests for the kitchen and bathrooms!

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.

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.

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.

Excellent local schools, amenities and transport connections further enhance the appeal of this exceptional address.

Despite its tranquil village setting, Clos Y Rheithordy is ideally placed for access to Cardiff, Caerphilly, Newport and beyond.





|                                                                                                        |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Porch                                                                                                  | Bedroom Three                                                                                                         |
| Entrance Hallway                                                                                       | Bedroom Four                                                                                                          |
| Study<br>good size study or children's play room.                                                      | Bedroom five                                                                                                          |
| Living Room<br>Access from hallway with sliding doors opening to the kitchen dining and sun room area. | Family Bathroom                                                                                                       |
| Open plan Living / Kitchen / Dining                                                                    | To the Second Floor                                                                                                   |
| Sun Room                                                                                               | Bedroom Two                                                                                                           |
| Utility                                                                                                | Ensuite.                                                                                                              |
| Downstairs WC                                                                                          | Garage<br>Detached single garage                                                                                      |
| To the first floor                                                                                     | Tenure<br>We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor. |
| Bedroom One                                                                                            | Additional Information                                                                                                |
| Ensuite                                                                                                | Council tax<br>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 2002/91/EC |           |

