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CARDIFF

VALE

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BRISTOL



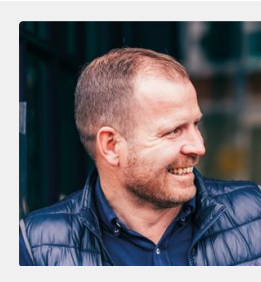
Ty Bronudd

NASH



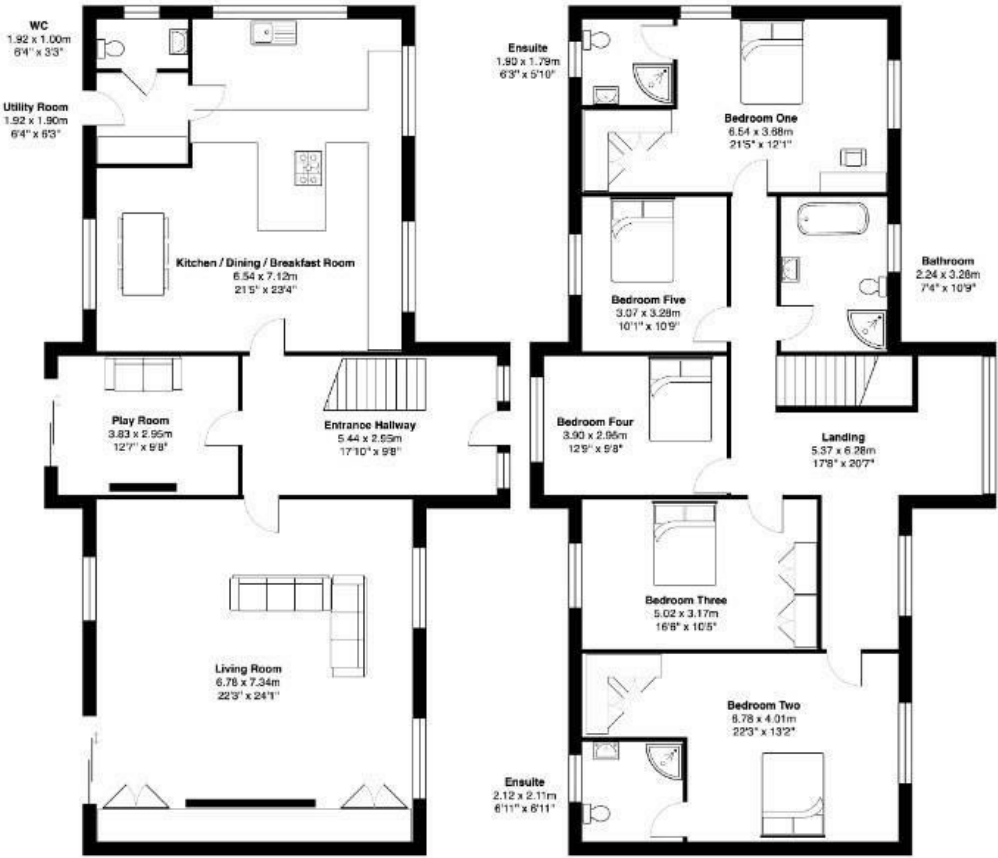
Fantatsic family home that boarders Cowbridge and Llantwit Major within easy comute to Cardiff City Centre and Bridgend. Finished to an exceptional standard and set in approximately 3 acres - One not to be missed.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

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Ty Bronudd, Nash, Cowbridge, CF71 7NS

Total Area: 285.4 m² ... 3072 ft²

All measurements are approximate and for display purposes only



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 the 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 additonal 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.



Entrance Hallway 17'10" x 9'8" (5.44m x 2.95m)	Ensuite 6'11" x 6'11" (2.12m x 2.11m)	Additional 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
Living Room 22'2" x 24'0" widest points (6.76m x 7.34m widest points)	Bedroom Three 16'5" x 10'4" (5.02m x 3.17m)	
Play Room 12'6" x 9'8" (3.83m x 2.95m)	Family Bathroom 7'4" x 10'8" (2.24m x 3.26m)	
Kitchen / Dining / Breakfast 21'5" x 23'4" (6.54m x 7.12m)	Bedroom Four 12'9" x 9'8" (3.90m x 2.95m)	
Utility Room 6'3" x 6'2" (1.92m x 1.90m)	Bedroom Five 10'0" x 10'9" (3.07m x 3.28m)	
Downstairs WC 6'3" x 3'3" (1.92m x 1m)	Garden Impressive grounds that wrap around the property in approximately 3 acres, large patio area and play area.	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.
To the first floor Dramatic galleried Landing fully glazed to front elevation with doors off to all bedrooms.	Driveway Sweeping driveway with parking for multiple vehicles.	
Bedroom One 21'5" x 12'0" (6.54m x 3.68m)	Garage Large double garage that benefits an electric door, second floor for additional storage and Solar panels on the roof.	
Dressing Area	Tenure We are informed by the owners that the property is Freehold, this is to be confirmed by your legal advisors.	
Ensuite 6'2" x 5'10" (1.90m x 1.79m)	Council Tax Band - G	
Bedroom Two 22'2" x 13'1" (6.78m x 4.01m)		









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	73
(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

