

FOR SALE

Ael y Bryn

Rudry, Caerphilly, CF83 3DF

RUDRY, CAERPHILLY

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ASKING PRICE

£1,600,000

5 BEDROOMS

3 BATHROOMS

3 RECEPTIONS

4,245 SQ FT





A truly remarkable place that has been brilliantly put together by the current owner. The attention to detail, layout and out door living areas make this a very special home indeed. The location offers great access to the M4 and only 10 minutes from Lisvane.



ELLIOTT HOOPER-NASH
DIRECTOR · LLANISHEN



THE PROPERTY

Jeffrey Ross 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.

KEY FEATURES

4,244 SQFT

UNIQUE

IMMACULATELY PRESENTED FAMILY HOME

JUST UNDER 1.0 ACRE OF LAND

SOLD AS 'CHAIN FREE'

MATURE AND ESTABLISHED GARDENS

FANTASTIC VIEWS

10 MINUTES FORM LISVANE

FEELS LIKE YOUR VERY OWN WELLNESS RETREAT WITH OUTDOOR SAUNA
AND COLD WATER PLUNGE.





INSIDE



This really does feel like our very own wellness retreat in the middle of the countryside, the direct access to Rudry common was brillaint during lock down and we will really miss living here. Our aim was to create versatile living space as well as make the home practical. The master bedroom balcony, vegetable patch and recent outdoor sauna and plunge barrell are just some of our highlights.

THE OWNERS

RUDRY, CAERPHILLY



ACCOMMODATION

BAY FRONTED LIVING ROOM

4m x 4.52m

DINING ROOM

4m x 3.73m

LOBBY

UTILITY / BOOT ROOM

3.46m x 3.4m

WC

1.42m x 1.23m

OPEN PLAN KITCHEN AREA

8.44m x 3.96m

SITTING AREA

3.58m x 3.97m

TO THE FIRST FLOOR

BEDROOM ONE

3.63m x 4.53m

ENSUITE

1.83m x 2.47m

BEDROOM TWO

4.03m x 4.68m

BEDROOM THREE

3.99m x 3.73m

BEDROOM FOUR

3.46m x 3.24m

FAMILY BATHROOM

3.98m x 4.60m into bay

BEDROOM AREA

2.52m x 5.33m

LIVING AREA

6.37m x 2.60m

ENSUITE

4.68m x 2.76m

BALCONY / ROOF TERRACE

DETACHED TRIPLE GARAGE

10.5 x 6.5m

STUDIO

GARDENS

STORAGE SHED

DRIVEWAY

TENURE.

COUNCIL TAX.

SERVICES.

FLOORPLAN

Ael Y Bryn

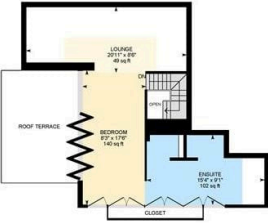
Main Building: Interior Area: 2777.22 sq ft



Ground Floor



1st Floor



2nd Floor

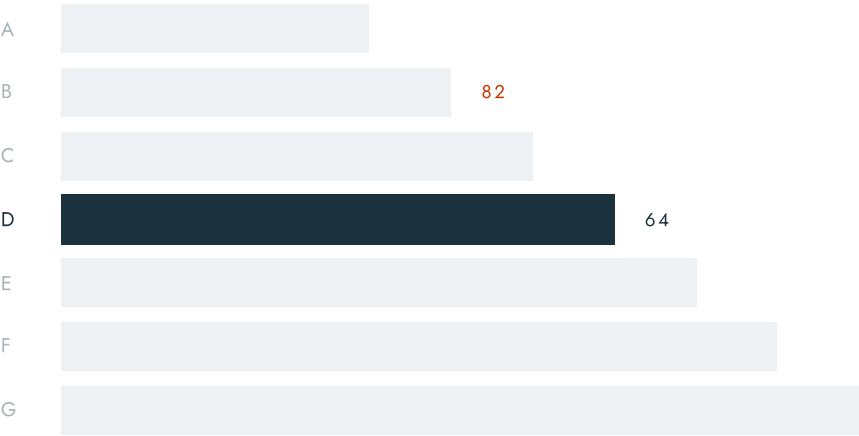


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy efficiency

Currently band D, with the potential to reach band B.



Rating 64 · potential 82. The full certificate is available on request and on the property's page at jeffreyross.co.uk.

PROPERTY TYPE	HOUSE - DETACHED
INTERNAL AREA	4,245 SQ FT
TENURE	FREEHOLD
COUNCIL TAX	BAND G · ABOUT £3,471 A YEAR <i>Caerphilly County Borough Council, 2026/27 estimate</i>
EPC RATING	64 · POTENTIAL 82

COME AND SEE IT

Arrange a viewing

*Our Llanishen team can arrange a private viewing,
usually within days – call 029 2049 9680.*



Elliott Hooper-Nash

DIRECTOR

LLANISHEN BRANCH

029 2049 9680

54 STATION ROAD, LLANISHEN, CARDIFF, CF14 5LU



SCAN TO SEE WHAT'S
NEAR YOU

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 54 Station Road, Llanishen, Cardiff, CF14 5LU. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyyross.co.uk

jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



SCAN TO SEE WHAT'S
NEAR YOU