

Ael-Y-Bryn Farm, Rudry, Caerphilly



A beautifully presented five bedroom, double fronted, three-story rural residence with a detached triple garage and large, additional, flexible space above, which is ripe for fitting out as would best meet your requirements.

Situation

Ael y Bryn offers the opportunity of the ideal work/life balance. There is easy access to Cardiff and a short distance to the M4 towards the Severn bridges to Bristol and beyond in one direction and the Gower and Pembrokeshire in the other, as well as the Brecons to the North. Ael y Bryn offers escapism within touching distance of some of the most beautiful scenery these Isles have to offer.

The Property

Following a programme of significant extension and refurbishment, what is now on offer is over 4,200 sq. ft of wonderful, bright, traditional and contemporary blended accommodation, sitting on approaching an acre of land adjacent to common land offering leisurely walks.

The attractive home blends traditional and contemporary styles. The house retains many period features often lost in similar schemes and has also found the equilibrium between style and substance.









The triple aspect modernist kitchen/breakfast/day room with its clean lines and vast marble island is only enhanced by the retained bay window with stained glass detail and the multiple doors to the garden are essential to drag us from the calm of the interior to the tranquility of the mature gardens.

The first floor enjoys large, beautifully proportioned rooms and a fabulously large family bathroom. The second floor guest suite with sitting area and folding doors to the private sun terrace makes an extraordinary principal bedroom or guest space.

Ael y Bryn comprises a traditional entrance hall, drawing room, dining room, large kitchen/day room, utility, boot room and guest cloakroom, five double bedrooms, three bathrooms (2 en-suite), and a 'walk in' wardrobe.



Outside

Outside there is a detached, two storey triple garage, with significant space above yet to be 'fitted out'. Some CGI solutions are included in these details for guidance purposes only but the possibilities are only limited by imagination.

The gardens are primarily laid to lawn but with several mature trees and shrubs, as well as a vegetable garden with greenhouse, patios, a garden room most recently used as a music studio and a driveway offering parking for multiple vehicles.

Directions (CF83 3DF)

From M4 take exit 28 on to A48. Take the second 180 degree right turn signposted London and Brynmawr. Take the first left onto A467 Forge Road to Brynmawr. At the first roundabout, take the second exit (Forge Road) to Caerphilly. At the next roundabout take first left to Caerphilly A468. Stay on A468 to Lower Machen and take the left turn signposted Draethen. Take the first right after Maenllwyd Inn Public House and the house is the second left after you see Rhydri Primary School.





Property information

Local Authority: Caerphilly County Borough Council

Council Tax Band: G

Tenure: Freehold

EPC: D

Guide Price: £1,550,000

Viewings

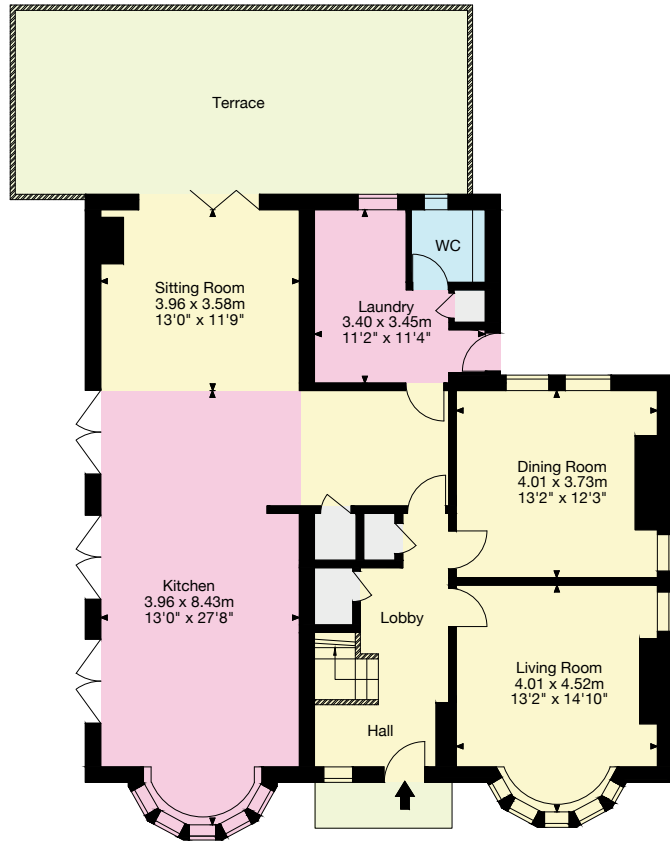
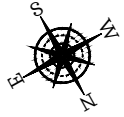
By appointment through sole selling agent Knight Frank.



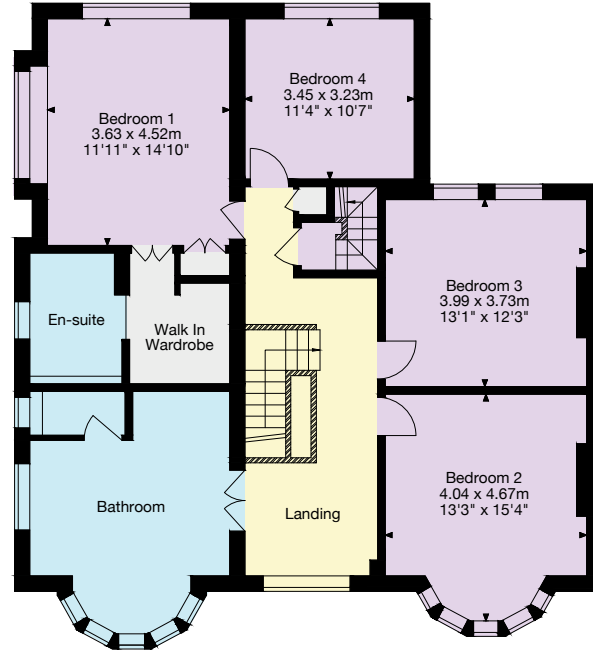
Approximate Gross Internal Floor Area

Total Area = 275 sq m / 2,968 sq ft

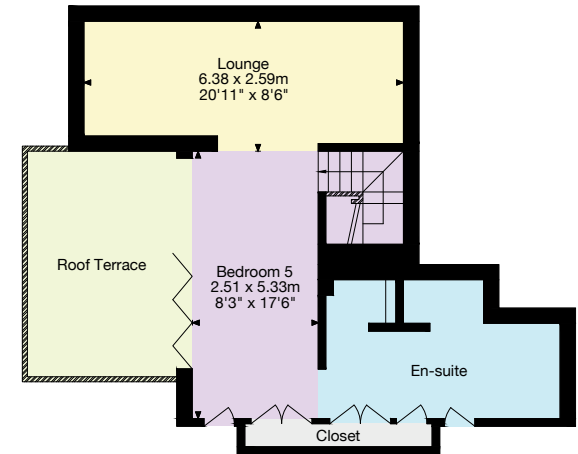
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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