



 5  3  3

Tyddyn Castan Duffryn Crescent, Peterston-Super-Ely

£875,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

An impressive recently renovated five double bedroom family home which is being sold with no onward chain.

With an enviable position within the highly sought after and exclusive Wyndham Park development, it offers versatile and spacious accommodation throughout and it is clear that careful consideration to maximise the natural light exposure was taken and can now be enjoyed in all aspects of the property.

Positioned on a spacious plot and set back from the tree lined road you will benefit from delightful views with landscaped gardens and grounds, overlooking fields and woodland to the rear, two entrance driveways providing ample parking, and two electric fob operated doors to double garage.

Internally, each room offering excellent proportions and briefly comprising of entrance porch, large and welcoming reception hallway, dining room, lounge doors leading to the rear garden, kitchen/ breakfast room, separate utility room and cloakroom.

Upstairs are five double bedrooms with en-suites to two, and a four piece family bathroom with Jacuzzi bath. A boarded loft space and plenty of storage throughout this wonderful home.

Despite this popular rural location there are excellent Village facilities within Peterston Super Ely and viewing of this one of a kind home comes highly recommended.

Accommodation

Location

The small rural village of Peterston Super Ely is a hive of activity and amenities with a thriving community with its own primary school, Post Office/village shop, Church and Community Hall, pubs, garage, playing field and playground, and a multi use games area for tennis and other sports. The location is also catchment for Cowbridge Comprehensive School. The village is set within the valley of the River Ely in the Vale of Glamorgan just off the A48 and some 7 miles west from Cardiff centre with the M4 motorway at junctions 33 and 34 close by.

Entrance Porch

Obscure glazed door. Windows to either side. Radiator. Limestone tiled floor.

Hallway

Glazed door from entrance porch with glazed side panels giving an immediate impression of light and space. Continuation of Limestone tiled floor. Stairs rising to the first floor. Door to storage cupboard, further door to understairs storage cupboard. Doors to all ground floor rooms.

Lounge

19' 8" x 15' 10" (Max) (5.99m x 4.83m (Max))

Principal reception room entered via double doors from the reception hallway. A large window overlooking the front garden and double glazed French doors leading out to the garden. Fitted carpets,





two radiators and a wall mounted electric fire.

Dining Room

12' 11" x 12' (3.94m x 3.66m)
Kitchen / Breakfast Room

28' 8" (Max) x 12' 1" (8.74m (Max) x 3.68m)
 Newly fitted kitchen with units to base and wall height, granite worktops inset with stainless steel sink, integrated Lamona appliances consisting of dishwasher, fridge / freezer, double oven and microwave. Island with granite worktop and drawers beneath, tiled flooring.
 Breakfast room: Cupboards matching kitchen units to one wall, continuation of tiled flooring, radiator and French doors opening out on the side garden, door to the utility room.

Utility Room

13' 4" x 9' 2" (4.06m x 2.79m)
Cloakroom

Accessed from the reception hallway with firstly a handy storage area and then door into the cloakroom. Luxury suite in white comprising wash hand basin within vanity unit, fully tiled floor, part tiled walls. Low level w.c and obscure glazed window.



First Floor Landing

Easy graded dog leg staircase from reception hallway with large feature window allowing natural light to come flooding in to this space and opening on to spacious carpeted landing. Access to boarded attic space with pull down ladder and light. Airing cupboard housing hot water tank and doors to all first floor rooms.

Principal Bedroom

19' 9" x 19' 7" (Max) (6.02m x 5.97m (Max))
 Large principal bedroom with double glazed windows to the front and rear aspects. Built in wardrobe, two radiators, fitted carpets and door to ensuite.

En Suite

Luxurious four piece suite by Porcelanosa, comprising double shower cubicle with sliding glass door, bath, low level w.c, round wash hand basin set with vanity unit with wall mounted mirror. Inset ceiling lighting, walls and floor fully tiled. Wall mounted radiator and towel rail. Obscure glazed window.

Bedroom Two

18' 7" (Max) x 18' 3" (5.66m (Max) x 5.56m)



Double glazed windows to the side and another to the rear with far reaching countryside views. Two radiators and fitted carpets.

En Suite

Large walk in shower with glazed screen, wash hand basin with cupboards below, push button WC, Tiled flooring.

Bedroom Three

19' 9" (Max) x 12' (6.02m (Max) x 3.66m)
 Dual aspect views with windows to the front and side. Two radiators and fitted carpets

Bedroom Four

13' 7" x 10' 2" (Max) (4.14m x 3.10m (Max))
 Double glazed windows to side and rear. Fitted carpets and radiator.

Bedroom Five

13' 7" x 8' 5" (4.14m x 2.57m)
 Window to side aspect, fitted carpets and radiator.



Family Bathroom

A four piece bathroom suite including a large wet room style walk in shower with tiled walls. Fitted with a raindance shower, Jacuzzi bath with pull out handheld attachment and plinth lighting. Wide wash hand basin with vanity unit, pull out drawer, and matching storage cupboard. Large wall mounted vanity mirror with illuminated "touch" feature. Low level w.c. Two tone wall and floor tiles, two heated towel radiators in chrome, spotlights and large obscure glazed window to the side aspect.

Garage

Two electric remote control up and over doorways, which were replaced in May 2022. Electric lighting and power. Useful workbench. Internal doorway to utility room.

Garden And Grounds

This spectacular property benefits from two driveways on either side the first being finished in a "Natrutex" surface and the second being a resin bonded driveway which widens to provide parking spaces for numerous cars and access to the double garage. The front garden is mainly laid to lawn with hedge and rockery borders. Well stocked shrubbery borders flank the two driveways



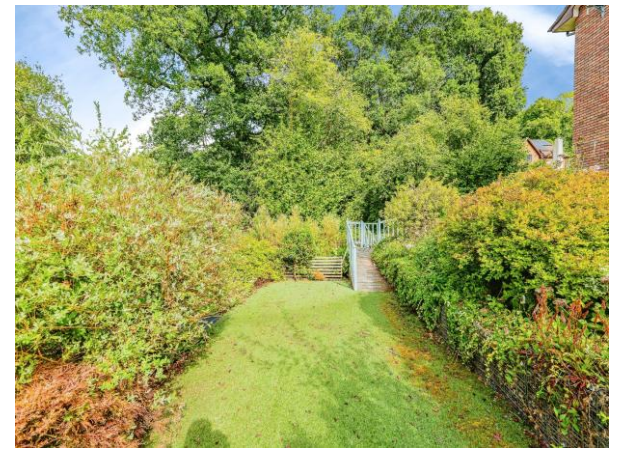
with gated pedestrian access to either side of the property.

The rear garden has been designed for low maintenance and to enjoy the far reaching countryside and woodland views. Access can be gained via the two pedestrian gates, the utility room, lounge and kitchen/breakfast room.

A large raised paved sun terrace in a slate finish, perfect for outdoor dining and wonderful views. Two split level areas laid to artificial grass with borders planted with vast array of colourful plants and shrubs interspersed with seasonal colour. A fish pond, two external plug sockets, area for a vegetable garden, shed, greenhouse and fruit net all to remain.

There is an attractive wooded area and a stream that runs along the boundary of this property.



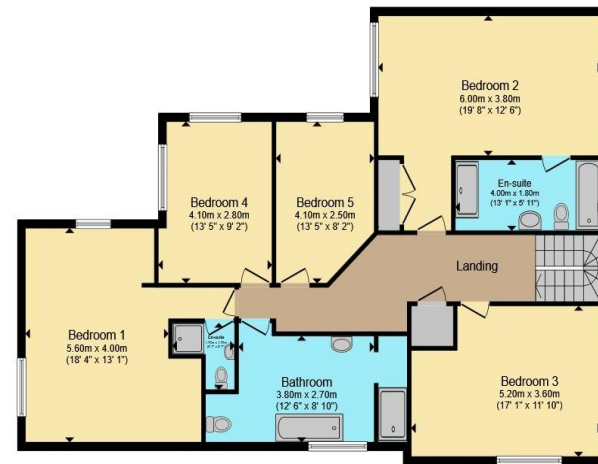


01446 772857

enquiries@pablack.co.uk



Ground Floor



First Floor

Total floor area 273.9 m² (2,948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

