



**Wyndham House, 11 Main Avenue**  
Peterston-Super-Ely, CF5 6LQ  
Offers In Excess Of £850,000

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An excellent opportunity to purchase this sizeable 4/5 bedroom, detached property situated in the ever popular Wyndham Park cul-de-sac location. Wyndham House offers an extremely attractive aesthetic from the front and is surrounded by its own gardens mainly laid to lawn, made private by post and rail fencing. Double bay fronted, the accommodation has been recently modernised by the current vendor and briefly comprises; entrance porch, entrance hall, kitchen/dining/family hub, study, sitting room, shower room, drawing room, play room and rear porch to the ground floor. The play room could easily double as bedroom five if necessary. To the first floor are four good sized double bedrooms, master en suite, dressing room and bathroom.

Peterston Super Ely is deservedly regarded as one of the most desirable villages in the Vale of Glamorgan with good local facilities within walking distance including a Primary School of excellent reputation, village shop/post office, two pubs, parish church, village hall, playing field and multi use games area 'MUGA' etc. In some senses Peterston Super Ely is an old fashioned proper village with a heart to it. The village lies midway between the Capital city of Cardiff and the attractive market town of Cowbridge. Easy access to the M4 and A48 bring other centres within easy commuting distance and there is a mainline railway station in Cardiff and Cardiff Wales Airport is within easy driving distance.

- Sizeable Double Bay Fronted Detached
- Four Reception Rooms in Total
- Large Corner Plot
- Desirable and Very Popular Location
- Heart of the Home Kitchen/Dining/Family Room
- Four/Five Bedrooms
- Excellent School Catchments
- EPC: C

## Accommodation

### Ground Floor

#### **Entrance Porch 8'0 x 3'10 (2.44m x 1.17m)**

Entered via composite UPVC front door with inset diamond shaped double glazed opaque vison panel. Further natural light via two UPVC double glazed windows to front and side elevations to a pitched roof entrance porch. Plenty of space for shoes and cloaks. Good sized understairs storage housing alarm panel and RCD fuse board. Wood effect flooring and split tile. Fully skimmed walls and ceiling. Wooden glazed door with inset glazed panels opens through into entrance hallway.

#### **Entrance Hallway 8'4 x 15'8 (2.54m x 4.78m)**

Open entrance hallway with fully skimmed walls and papered ceiling. Wood block parquet flooring. Fully turn staircase with inset carpet runner. Spindles and volute handrail. Fitted double radiator. Doorways leading to all ground floor rooms.

#### **Drawing Room 12'5 x 20'2 (3.78m x 6.15m)**

An attractive principal reception room with UPVC double glazed bay window to front elevation. UPVC double glazed patio doors opening out onto rear garden. Open fireplace with slate hearth and wooden surround. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiators. Oak doorway with inset glazed panel opens through into play room.

#### **Game Room 20'0 x 15'1 (6.10m x 4.60m)**

Another good sized reception space currently in use as play room. Three UPVC double glazed windows to all elevations. Wood effect flooring. Skimmed walls and ceiling. Fitted radiators. Inset storage cupboards

housing meters. Oak doorway with inset glazed panel through into rear porch.

#### **Rear Porch 4'9 x 5'0 (1.45m x 1.52m)**

UPVC half glazed door opens out into rear garden. Skimmed walls and ceiling. Matching run of wood effect flooring. Useful storage space.

#### **Shower Room 8'4 x 4'1 (2.54m x 1.24m)**

Three piece suite in white comprising oversized walk in shower with chrome shower and shower head attachment behind a glazed and chrome shower screen. Wall hung wash hand basin with chrome mixer tap. Hidden cistern low level WC set into vanity unit. Mirror and LED spotighting. Tiled walls. Matching tiled floor. UPVC double glazed opaque window to rear elevation. Skimmed ceiling with chrome spotighting.

#### **Kitchen/Dining/Family Room 20'4 x 19'2 (6.20m x 5.84m)**

A real 'hub of the house' open plan Kitchen/Dining/Family Room with a modern fitted shaker style kitchen in a dove grey palette. Quartz worksurfaces, upstands and splashback. Features to include; Rangemaster range cooker with gas five ring hob, warming trays, grill facilities and underset ovens set under a Rangemaster chimney extractor. Space for American style fridge/freezer. China Belfast double sink with chrome mixer tap. Integrated wine store. Integrated bin store behind matching decor panel. Integrated Bosch dishwasher behind matching decor panel. Overhanging peninsular breakfast bar and wide range of cupboards wall and base units. Wall hung glass fronted display case and inset double opening larder

unit. Plenty of space for table and chairs. Two UPVC glazed lantern ceiling lights. Further range of UPVC double glazed windows and UPVC fully glazed patio door. Fully skimmed walls and ceiling with inset LED spotlights. Modern graphite vertical radiators. Wood effect flooring. Oak door opens through into;

#### **Study/Snug 9'8 x 17'3 (2.95m x 5.26m)**

An adaptable reception space with UPVC double glazed window to front elevation. Fully skimmed walls. Coved ceiling. Wood parquet flooring. Fitted radiator. Doorway through into;

#### **Living Room 14'5 x 11'1 (4.39m x 3.38m)**

UPVC double glazed bay window to front elevation. Papered walls. Coved ceiling. Wood block parquet flooring. Fitted radiator.

### First Floor

#### **Landing 8'4 x 13'9 (2.54m x 4.19m )**

Accessed via full turn staircase to open landing. Attractive curved arch UPVC double glazed windows to front elevation overlooking pretty countryside beyond. Open landing with good sized airing cupboard. Access to loft via hatch. Fully skimmed walls. Coved and papered ceiling. Communicating doors to all first floor rooms.

#### **Master Suite Bedroom One 24'5 x 15'4 (7.44m x 4.67m)**

An excellent sized double bedroom with range of UPVC double glazed windows. Fully skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Doorway opens through into walk in wardrobe.

## Walk In Wardrobe

Fully functioning walk in wardrobe with open shelving and hanging rails. Fully skimmed walls. Coved and skimmed ceiling. Range of LED chrome spotighting. Fitted carpet.

## Master Suite Bathroom One 11'10 x 6'3 (3.61m x 1.91m)

Recently fitted and in great condition. Suite comprising oversized walk in shower cubicle behind a glazed and chrome shower screen. Wall hung rainfall shower and separate chrome shower head fitment. Low level dual flush WC. Wash hand basin set on a slate grey vanity unit with chrome mixer tap. Fully tiled walls with contrasting tiled floor. Oversized wall hung mirror with LED spotighting. UPVC double glazed opaque window to rear elevation. Wall hung chrome heated towel rail.

## Bedroom Two 12'2 x 10'1 (3.71m x 3.07m)

Another good sized double bedroom with UPVC double opening patio doors opening out onto a balcony terrace overlooking the front garden. Papered walls. Coved and papered ceiling. Fitted radiator.

## Bedroom Three 14'6 x 11'2 (4.42m x 3.40m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Papered walls. Coved and papered ceiling. Fitted carpet. Fitted radiator.

## Bedroom Four 10'9 x 8'7 (3.28m x 2.62m)

Fourth double bedroom with UPVC double glazed window to rear elevation. Papered walls. Fitted carpet. Fitted radiator.

## Bathroom 8'3 x 7'0 (2.51m x 2.13m)

Three piece suite in white comprising tiled panel bath with chrome taps integrated chrome shower and shower head attachment. Wall hung wash hand basin with underset gloss vanity unit and integrated chrome mixer tap by Villeroy and Boch. Low level dual flush WC. Fully tiled walls. Tiled flooring. Chrome heated towel rail. UPVC double glazed opaque window to rear elevation.

## WC 3'4 x 5'4 (1.02m x 1.63m)

Low level dual flush WC. Pedestal wash hand basin. UPVC double glazed opaque window to rear elevation. Fully tiled walls. Tiled floor. Skimmed ceiling with LED spotighting.

## Outside

## Utility Room

Detached range of outbuildings with utility room. Range of slate grey high gloss fitted wall and base units. Stainless steel sink and drainer. Space for range of utilities. UPVC double glazed window to side elevation. UPVC half glazed pedestrian door offers access. Fully skimmed walls and ceiling with LED spotighting. Tiled flooring.

## Storage Room

An excellent sized storage room. UPVC double glazed window to front elevation. Accessed via ledged and braced door with eaves storage. Concrete block flooring.

## Boiler Room

Housing gas central heating boiler.

## Gardens & Grounds

The property sits comfortably in its own plot of circa 0.3 acres. Access from the front via an in and out driveway laid to Cotswold Stone. Set back from the road via a parcel of lawn and mature trees running along Main Avenue. Patio laid path offers access to the front elevation. Sizeable side garden. Side garden has been well landscaped and flanked by mature hedgerows. Children's play area and cottage style garden. Green house. Internal access via pedestrian ledged and braced doorway to rear garden. Flat, private and mainly laid to lawn with alfresco dining terrace. Made private by Yorkshire boarded fencing.

## Services

The property is serviced via mains gas, electric, water and drainage.

## Directions

From our offices at 65 High Street turn left and proceed up the High Street to the traffic lights and straight across and up the hill onto the A48 towards Cardiff. Go through the village of Bonvilston and at major crossroads traffic lights turn left sign posted Peter Super-Ely. At the fork turn right and go down the hill passing through Gwern Y Steeple and before you cross the river turn right. You go right into Main Avenue and at the corner of Main Avenue on the entrance to Duffryn Crescent is Wyndham House, Number 11. Feel free to park on the in and out driveway.













## HARRIS & BIRT

Chartered Surveyors, Land and Estate

Cowbridge  
65 High Street, Cowbridge, CF71 7AF  
01446 771777 [cowbridge@harrisbirt.co.uk](mailto:cwbridge@harrisbirt.co.uk)

Cardiff  
359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 [cardiff@harrisbirt.co.uk](mailto:cardiff@harrisbirt.co.uk)

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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