



**Duffryn Crescent, Peterston-Super-Ely Cardiff CF5 6NF**



**welcome to**

**Tyddyn Castan Duffryn Crescent, Peterston-Super-Ely Cardiff**

Unique detached family residence nestled in Peterson Super Ely with stunning grounds, ample internal living accommodation and no onward chain. Ideally located for those seeking a spacious property in a semi-rural area that is close to Cardiff.



### Entrance Porch

Bright welcoming space. Double glazed windows around the front door, radiator, tiled floor flows into the hallway

### Hallway

Spacious hallway with built in storage, radiator and stairs rising to the first floor.

### Kitchen Breakfast Room

28' 2" x 12' 1" max ( 8.59m x 3.68m max )

Range of wall, display and base units with Quartz work surfaces and central island unit with pop up plug socket. Induction hob with chrome cooker hood. Integrated double oven, microwave and dishwasher. Stainless steel sink with drainer. Additional wall units with fitted dining table. Double glazed window to the side and double glazed french doors opening to the garden on the opposite side.

### Utility

9' 2" x 13' 3" max ( 2.79m x 4.04m max )

Range of wall and base units with work surface area, sink with drainer and boiler. Space for washing machine and tumble dryer. Radiator. Door to garden and door in to garage.

### Lounge

19' 7" x 13' 3" ( 5.97m x 4.04m )

Electric fireplace, wall units and two radiators. Entry via double doors, double glazed window to the front and double glazed french doors leading to the garden.

### Dining Room

12' 9" x 12' 9" ( 3.89m x 3.89m )

Radiator, double glazed windows to the front and side

### Bedroom One

19' 8" x 19' 1" ( 5.99m x 5.82m )

Fitted wardrobes, built in storage cupboards, bedside cabinets and fitted dressing table. Door to ensuite. Two radiators, double glazed windows to the front and rear aspects.

### Ensuite

13' 3" x 6' 1" ( 4.04m x 1.85m )

Four piece suite comprising walk in shower with sliding glass door, bath, low level w.c, wash basin on vanity unit with wall mounted mirror. Extractor fan, towel heater, obscure glazed window to the front

### Bedroom Two

18' 3" x 12' 3" min ( 5.56m x 3.73m min )

Built in double wardrobe, two radiators, access to ensuite. Double glazed windows to the side and rear, with pleasant views

### Ensuite

Three piece suite shower, low level w.c, wash basin, extractor fan

### Bedroom Three

17' 2" x 12' 10" ( 5.23m x 3.91m )

Built in wardrobes, two radiators, double glazed window to front and side

### Bedroom Four

13' 6" x 9' 3" ( 4.11m x 2.82m )

Radiator, double glazed windows to side and rear

### Bedroom Five

13' 7" x 8' 4" ( 4.14m x 2.54m )

Radiator, double glazed to window to side

### Bathroom

15' 10" x 10' 10" ( 4.83m x 3.30m )

Four piece bathroom suite includes jacuzzi bath, walk in rainfall shower, large wash basin with vanity unit, wall mounted storage unit, wall mounted touch light mirror, two towel heaters, large obscure glazed window to side

### Garage

Two electric up and over doorways. Fitted workbench, mains lighting and power. Internal doorway to utility room

### Front Garden

Well maintained area laid to lawn with mature hedges and planted borders. Two driveways providing ample parking for multiple vehicles and access to the double garage

### Rear Garden

Tiered garden with large patio terrace off the back of the property to enjoy the pleasant countryside views, composite area to the side and access to the front. Wooden ramp leads down to the next levels with artificial grass, planted borders, and leads to a fish pond, greenhouse and shed.

### Agents Notes

The physical boundaries of the rear garden do not currently align with the land registry plans. An adverse possession claim is currently being processed by the solicitors. For further details, please contact the branch.



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welcome to

## Tyddyn Castan Duffryn Crescent, Peterston-Super-Ely Cardiff

- Chain Free Detached Residence
- Five Double Bedrooms Two With Ensuites
- Double Garage And Two Driveways
- Lovely Front And Rear Gardens With Wonderful Views
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

**£800,000**



Please note the marker reflects the  
postcode not the actual property

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