



**hrt**  
herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

Trecastan

Main Avenue, Peterston-Super-Ely,  
Vale of Glamorgan, CF5 6LQ



# Trecastan

Asking price **£995,000**

Substantial five bedroom family house of outstanding proportions extending to in excess of 3300 sq ft occupying an impressive, private mature plot of approximately 0.9 acres with rural views. Located on the exclusive Wyndham Park development and with excellent village amenities and easy access to Cardiff City Centre.

Substantial and private detached family house in an exceptional plot, well located with easy access to Cardiff

Entrance hall and cloakroom, living room, study, sitting room and games room, kitchen breakfast room and utility room

5 bedrooms, 2 en-suites and family bathroom

Gated entrance with sweeping driveway, garage block and outbuildings

Mature gardens extending to 0.9 acres

Beautiful rural views

Exclusive village location with excellent amenities and easy access to Cardiff









Substantial five bedroom family house of outstanding proportions extending to in excess of 3300 sq ft occupying an impressive, private mature plot of approximately 0.9 acres with rural views. Located on the exclusive Wyndham Park development and with excellent village amenities and easy access to Cardiff City Centre.

Glazed entrance door and tall windows to entrance PORCH with tiled floor leading to DINING HALL (17'6" x 17'5"), an impressive space with vaulted pitched ceiling, staircase with gallery landing over, free standing cast iron wood burning stove. CLOAKROOM, traditional white low level WC and wash hand basin with tiled lower walls. LIVING ROOM (21'2" x 16'6") full length windows and patio doors overlooking rear terrace and rural views beyond, brick faced, inglenook style corner fireplace with wood burning stove and library shelving. STUDY (13'9" x 11'1") window to front and side elevations. SITTING ROOM (17'7" x 16'11" max) recessed wood burning fire with tiled hearth, concealed CLOAKROOM low level WC, wash hand basin, wall mounted Ideal Logic mains gas boiler. GAMES ROOM (19'6" x 15'10") windows to two sides with door to garden, secondary staircase rising to bedroom 5. KITCHEN BREAKFAST ROOM (15'10" x 21'4" max) L

shaped with ample room for breakfast table, range of fitted base and wall cupboards with marble effect roll top work surface, integrated double oven, ceramic hob, extractor and larder fridge, space for dishwasher, patio doors and window to garden. UTILITY ROOM (9'7" x 6'3") timber fronted base and wall cupboards, space for washing machine, tumble dryer and freezer, quarry tiled floor. SIDE HALLWAY glazed roof, fitted cupboards.

Galleried LANDING door to BEDROOM 1 (21' max x 11'7") L shaped with fabulous, far ranging rural views to rear, built in floor to ceiling wardrobes and EN-SUITE SHOWER ROOM (9'8" x 7'8"), white suite including large shower cubicle with Mira hand-held and fixed shower heads, pedestal wash hand basin, low level WC and bidet, part tiled to walls and chrome heated towel rail. BEDROOM 2 (15'10" x 11'6") fine rural views to rear. Double BEDROOM 3 (15'10" x 11'4"), west facing with outstanding views. BEDROOM 4 (12'9" x 9'8") pitched ceiling and window to side garden. FAMILY BATHROOM (11'8" x 7'1"), white suite including panelled jacuzzi bath, pedestal wash hand

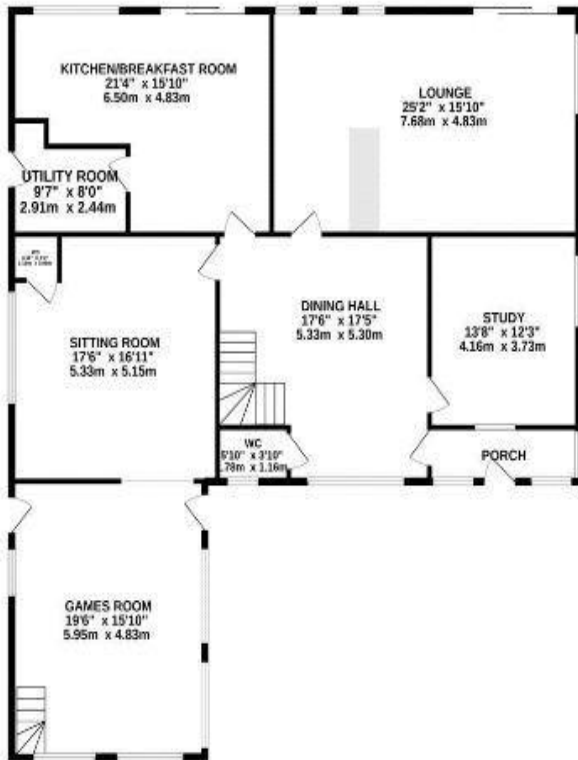
basin, low level WC and separate glazed shower cubicle with Mira electric shower attachment, part tiled to walls, chrome heated towel rail, low door linking to ANNEXED BEDROOM AND BATHROOM.

Quarter turn staircase from games room to BEDROOM 5 (20' x 8'6"), pitched ceiling with extensive range of low fitted cupboards, Velux roof light window and EN-SUITE BATHROOM (10'8" x 8'6"), cream suite including panelled bath, low level WC and pedestal wash hand basin, double glazed Velux window, part tiled walls.

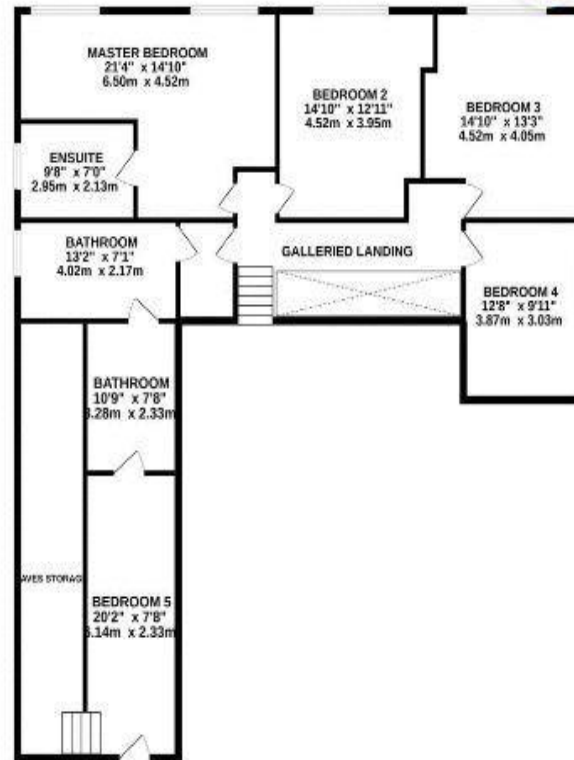
'Trecastan' stands in a beautiful, mature plot extending to approximately 0.88 acres. A shared gravelled driveway (over which there are full rights of access) leads to 'Trecastan' and the adjacent 'Nantaderyn'. Timber double gates lead to a tarmaced driveway which sweeps to the front of the house with space to park several cars. Outbuildings include a substantial double GARAGE with adjacent CLOAKROOM and general STORE ROOM. Adjacent to the entrance driveway is an orchard with mature fruit trees and 'The Woodland Garden' containing a number of specimen trees beyond which is a further paved hard standing with double gates off Main Avenue.

To the side of the garage is a walled garden with central lawn, previously the site of an outdoor swimming pool, beyond which is a raised brick pavia terrace with fruit beds and greenhouse. The west facing rear garden combines a raised paved terrace and lawn with mature trees, shrubbery and brook beyond which is an informal paddock area enclosed by ranch fence.

GROUND FLOOR  
1858 sq.ft. (172.6 sq.m.) approx.



1ST FLOOR  
1484 sq.ft. (137.9 sq.m.) approx.







## Directions

From Cowbridge, travel East along the A48 towards Cardiff. Turn left at the traffic lights signposted Peterston-Super-Ely. Turn right onto Wyndham Park Way which leads into Main Avenue. At the top of Main Avenue, Trecastan will be indicated by our For Sale board on your right hand side.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity  
Council Tax Band  
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



