

A two-story white terraced house with a garden and a 'For Sale' sign. The house has a white facade, multiple windows, and a chimney. The garden is lush with greenery and a hedge. A 'For Sale' sign is visible in the foreground.

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3 The Elms

Peterston-Super-Ely, Vale of
Glamorgan, CF5 6NA

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For Sale

3 The Elms

Asking price **£295,000**

Charming mid terrace three bedroom country cottage in an appealing location, in the very popular village of Peterston Super Ely.

Lovely cottage style 3 bedroom home

Entrance porch, large open plan lounge/dining Room, fitted kitchen

Landing, 3 bedrooms and family bathroom

Upvc double glazing and oil central heating

Parking and enclosed courtyard garden to rear

Village location

Convenient commuting access to Cardiff



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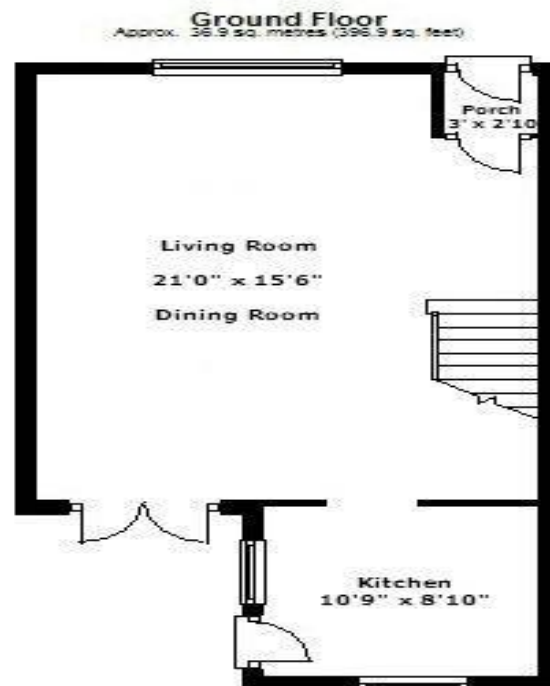
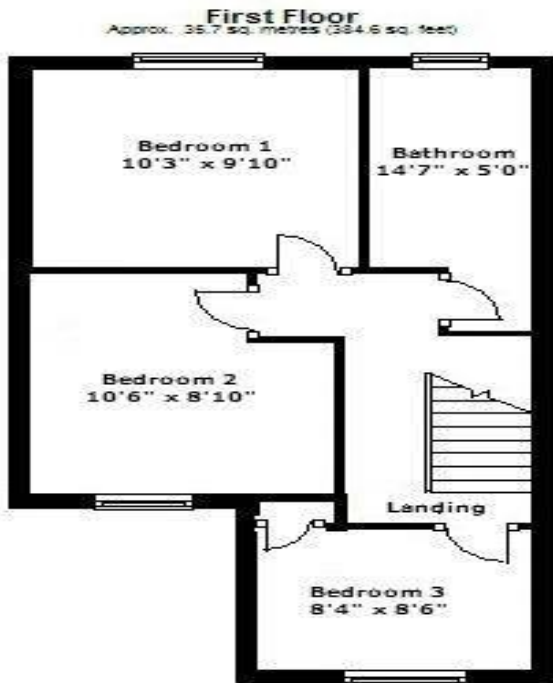
Upvc double glazed entrance door to PORCHWAY with internal stable door with stained glass panel over to a large open plan LOUNGE DINING ROOM (21' x 14'9"), Upvc double glazed window to front elevation and French doors to rear, traditional spindle staircase with understairs cupboard, fitted carpet and decorative cast iron fireplace with slate

hearth. Door to KITCHEN (10'8" x 8'10"), range of timber effect fitted base and tall cupboards, roll top work surface and stainless steel sink and drainer, integrated double oven, ceramic hob and extractor, space for fridge and washing machine, oil fired central heating boiler, double glazed windows and door to rear courtyard garden.

LANDING with loft hatch and ceiling light leads to BEDROOM 1 (10'4" x 9'10"), fitted carpet and Upvc double glazed window to front elevation.

BEDROOM 2 (10'5" x 8'10" max), fitted carpet, double glazed window to rear and airing cupboard containing foam lagged cylinder tank and slatted shelving. BEDROOM 3 (8'6" x 8'5"), Upvc double glazed window to rear, built in wardrobe and fitted carpet. BATHROOM (9'9" x 5'), white suite including panelled bath with electric shower over, low level WC and pedestal wash hand basin, fitted wall shelving, recessed lighting and double glazed window to front elevation.

To the front of the property is a parking bay with a pathway rising to front door and a small sitting area screened by mature shrubbery. To the rear is a paved courtyard garden with outside light and water, pedestrian access to a rear lane and a useful storage shed which contains the oil storage tank.





Directions

From Cowbridge travel east along the A48 passing through the village of Bonvilston. At the traffic lights turn left and proceed along this country lane bearing right as it heads down the hill and through the hamlet of Gwern Y Steeple and into the village of Peterston Super Ely. Turn left before the Sportsmans Rest and follow the lane where '3 The Elms' lies on your right.

Tenure

Freehold

Services

Mains electricity, drainage, water and oil heating.
Council Tax Band E
EPC Rating D

Viewing strictly by
appointment through
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hrt Est. 1926 **RICS**

Energy Performance Certificate		SAP	
3, The Elms, Peterston-super-Ely, CARDIFF, CF5 8NA			
Dwelling type:	Mid-terrace house	Reference number:	0229-2872-7713-9105-2105
Date of assessment:	02 September 2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 September 2015	Total floor area:	79 m ²
Use this document for:			
* Compare current ratings of properties to see which properties are more energy efficient			
* Find out how you can save energy and money by installing improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 2,352	
Over 3 years you could save		£ 897	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 1,620 over 3 years	£ 996 over 3 years	
Hot Water	£ 540 over 3 years	£ 207 over 3 years	
Totals	£ 2,352	£ 1,405	You could save £ 897 over 3 years
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
Energy Efficiency Rating			
		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).	
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 480	
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 89	
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 168	
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.			

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.