

A two-story white terraced house with a garden. The house has a white facade, multiple windows, and a central door. A large green hedge is in the foreground. A 'For Sale' sign is visible in the garden. The sky is blue with some clouds.

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herbert r thomas

3 The Elms

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

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For Sale

## 3 The Elms

Guide Price £275,000

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



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

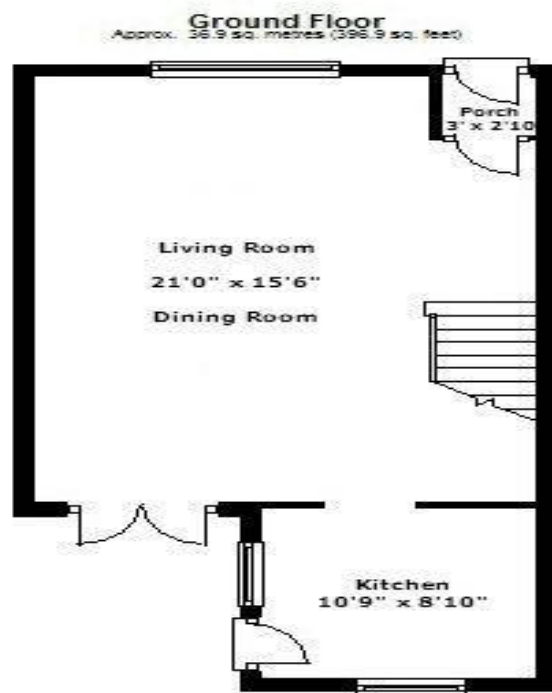
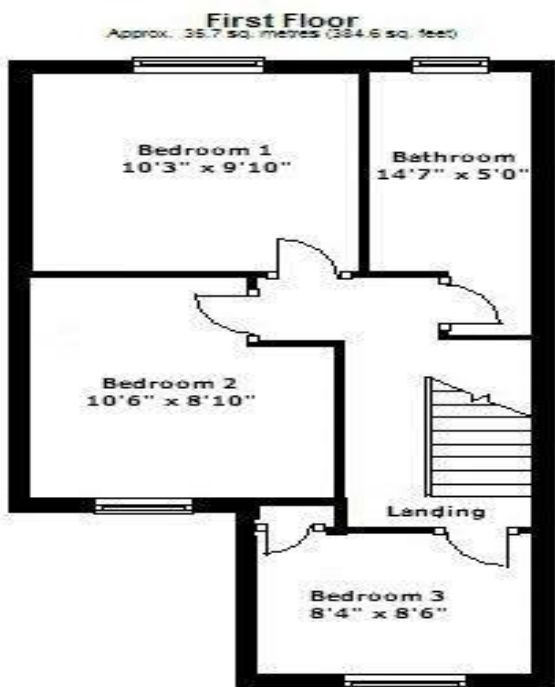
Upvc double glazed entrance door to PORCHWAY with internal stable door with stained glass panel over to a large open plan LOUNGE DINING ROOM (21' x 14'9"), Upvc double glazed window to front elevation and French doors to rear, traditional spindle staircase with understairs cupboard, fitted carpet and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

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**hrt**  
herbert r thomas

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 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.