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23 Duffryn Crescent
Peterston-Super-Ely,
The Vale of Glamorgan,
CF5 6NF

23 Duffryn Crescent

Asking price **£685,000**

Spacious, split level, detached four bedroom family home in a highly sought after residential area. This thriving community is based around the Village centre which enjoys two public houses, village shop, primary school and village hall. The property is part renovated with high quality, replacement aluminium framed Upvc double glazed windows throughout, a new mains gas central heating boiler and newly fitted bathroom, en-suite shower room and cloakroom.

Spacious family home set within a generous garden plot in a highly desirable village location

Part renovated to a high standard

Hallway, cloakroom, living room, dining room, utility room

Four bedrooms, master bedroom with newly fitted en-suite shower room and newly fitted family bathroom

Large gym/ playroom and double garage

Considerable potential to form annex, or extra living accommodation subject to relevant planning permissions

Driveway parking

Substantial garden plot with mature shrubs and trees

High quality, replacement aluminium framed Upvc double glazed windows throughout

Viewing highly recommended





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Upvc double glazed entrance door and side panel to 'L' shaped HALLWAY with timber effect floor, loft hatch, coat cupboard and door to recently re-fitted CLOAKROOM containing white low level WC with concealed cistern, wash hand basin with tiled splashback, panelled lower walls, tiled floor and frosted double glazed window. Glazed internal door to LIVING ROOM, working fireplace with colour-washed natural stone chimney breast, and double glazed window to front and side elevations. Open plan access to DINING ROOM, timber effect vinyl floor, original double glazed aluminium framed patio doors to rear garden. KITCHEN, requiring upgrading or re-fitting, currently with cream base and wall cupboards, marble effect roll top worksurfaces and inset stainless steel sink and drainer, integrated single oven, ceramic hob, extractor and dishwasher, tiled floor and double glazed window to rear. Door to small UTILITY ROOM with matching tiled floor, space and plumbing for washing machine and tumble dryer.

Half flight of stairs from hallway to LANDING with loft hatch, storage cupboard and doors to BEDROOM ONE with aspect to rear garden, built-in double wardrobe and door to newly fitted EN-SUITE SHOWER ROOM, tiled floor, wash hand basin with vanity cupboard, low level WC with concealed cistern and recess display shelving, walk-in shower cubicle with fixed glazed shower screen and herringbone pattern tiled walls. Double BEDROOM TWO with aspect to front garden and street, built-in double wardrobe. BEDROOM THREE again a double

room with built in double wardrobe and replacement aluminium framed windows to front and side. Newly fitted family BATHROOM, ceramic tiled floor, part tiled walls with feature illuminated recess, panelled bath with shower and shower screen over, modern wash hand basin with vanity drawers and low level WC with concealed cistern, recessed lighting and double glazed window to side elevation. BEDROOM FOUR currently used as a study with double glazed window to side and staircase to lower ground level.

Large rear GYM/ PLAYROOM with recessed lighting double glazed window and door to rear garden. Internal connecting door to DOUBLE GARAGE with window to side, twin up and over garage doors,

recently installed 'Vaillant' wall mounted mains gas combination boiler.

The combination of rear gym and garage offers huge potential, subject to planning permission, to form an independent live-in annex or additional space for family living.

No.23 occupies a particularly generous plot with wide front lawn and pathway to entrance door, concrete driveway providing parking and access to the integral undercroft garage. Side garden which contains a Horse Chestnut tree which is subject to a TPO. The garden sweeps to the rear where there is a further wide lawn.





Directions

From Cowbridge, travel east along the A48 towards Cardiff. Travel through the village of Bonvilston and turn left at the traffic lights signposted Pendoylan. Follow this country lane, bearing right and travel down Logwood Hill, through Gwern Y Steeple, turning right immediately before the river. Follow this road into Main Avenue, continue to the top of Main Avenue where the road extends into Duffryn Crescent where No.23 is the last property on your left hand side. What3words: rock.envy.ahead

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

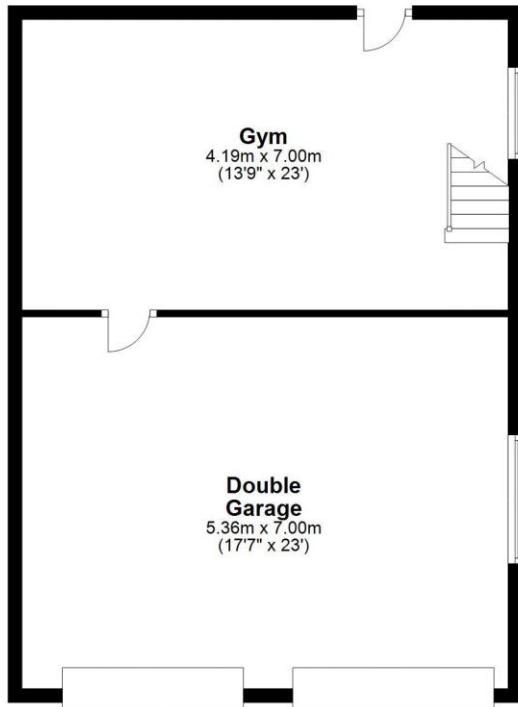
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.



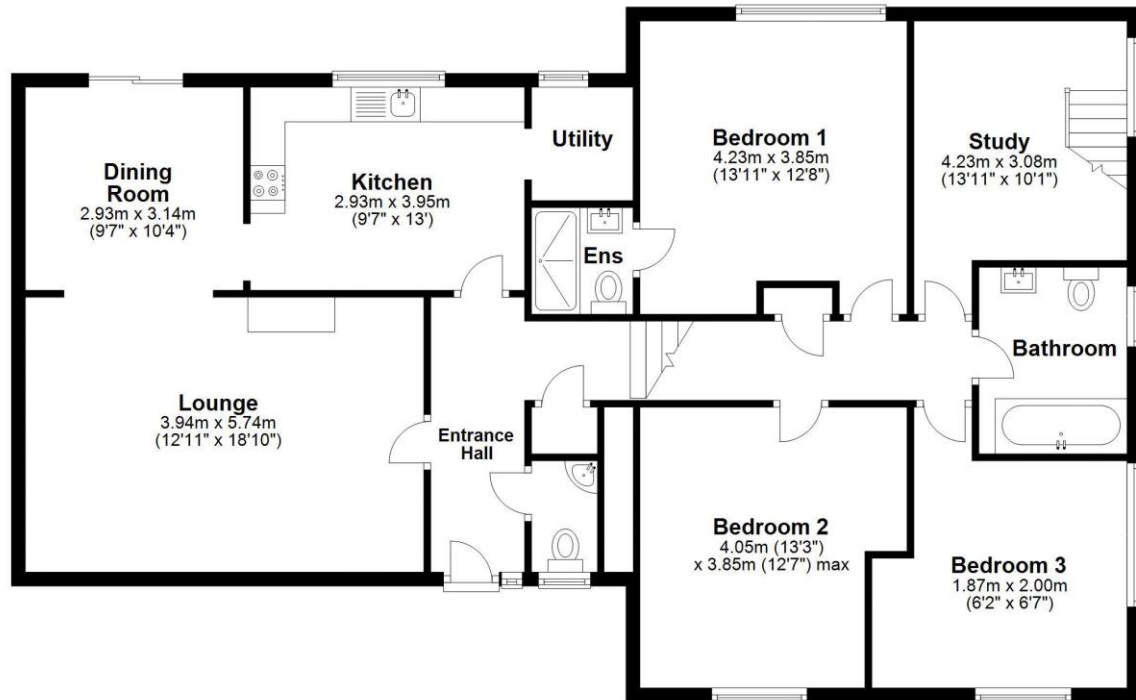
Basement

Approx. 67.6 sq. metres (727.1 sq. feet)



Ground Floor

Approx. 129.1 sq. metres (1389.2 sq. feet)



Total area: approx. 196.6 sq. metres (2116.3 sq. feet)

