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1 Porth Cottages  
St. Brides-Super-Ely, The  
Vale of Glamorgan, CF5 6HE

# 1 Porth Cottages

Asking price **£425,000**

A modernised semi-detached rural cottage sat on a large garden plot with extensive gated parking, stunning rural views and approved planning to extend and enhance further.

Extensively improved and modernised in recent years

Accommodation comprises an entrance hall, sitting room, kitchen, rear hall, bathroom, two double bedrooms with built in storage and dressing room with WC and sink/bedroom 3

Impressive countryside views enjoyed from inside and out

Approved planning permission for future growth to both the ground and first floor (Planning Ref: 2024/00429/FUL)

Walled paved front garden with sizeable gated side driveway and well designed rear garden with large outbuilding.

Located in a rural setting whilst enjoying great connectivity to Cardiff and the Vale





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Canopied entrance with recently fitted front door opening to the central, ENTRANCE HALL with well balanced accommodation to both sides. To the left the main SITTING ROOM enjoys a dual aspect with large windows to the front and rear garden, fitted carpet, brick fireplace with timber surround and a bespoke built in Welsh dresser style cabinet. The KITCHEN/BREAKFAST ROOM is fitted with a run of modern matt white units with timber effect roll top worksurface, induction hob, oven below, plumbed provision for white goods,

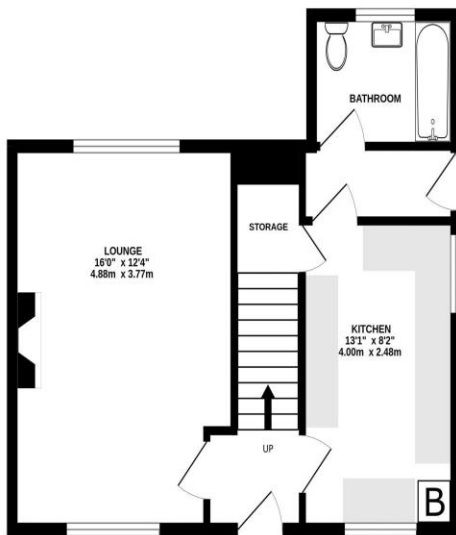
dishwasher to remain and a stainless steel sink and mixer tap with natural light coming in from the front a side elevations. A pantry cupboard providing additional storage. Rear HALL with glazed door to the side elevation and door through to the BATHROOM comprising a three piece suite with panel bath, wall mounted ceramic sink with vanity storage under, WC to the side with a large window to the rear.

Straight stairs rising from the entrance hall to the First floor LANDING with newly fitted carpet and access to the attic and window overlooking the garden and countryside beyond. BEDROOM ONE is a sizable double bedroom with high level ceilings and a run of open, built-in storage with multiple hanging rails, drawers and

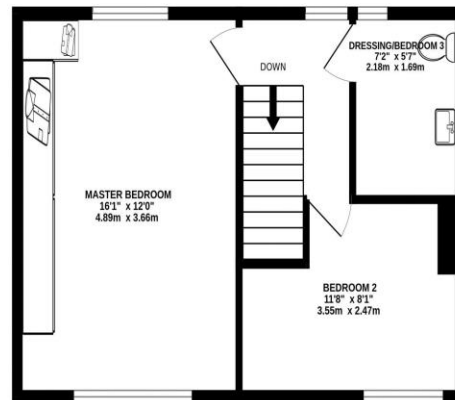
shelving. Newly fitted windows to the front and rear enjoy scenic rural views. BEDROOM TWO lies to the front of the property with the high level ceilings, open built-in wardrobes with many hanging rails, chest of drawers under and shelving over. DRESSING ROOM/BEDROOM 3 currently configured as a plumbed dressing room with fitted flooring, WC and vanity sink and a window to the front elevation. Could be returned back to a bedroom by the new owner, if required.

A natural stone wall boundary to the front encloses a sizable paved courtyard with slate gravel, shrub bed to the side and steps leading down to a generous double gated side driveway that can accommodate multiple vehicles. Extending on from the side is the landscape rear garden with a gradual tiered design making the most of the rural setting. The top tier is predominantly lawned. The middle tier is a highly sociable area with a part covered paved kitchen/seating area with outside lighting and grass lawn. The lower tier has been recently seeded and has access to the solid outbuilding currently providing brilliant storage options. In time this could lend itself to becoming a home gym or office or potentially further accommodation if relevant permissions are obtained.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.

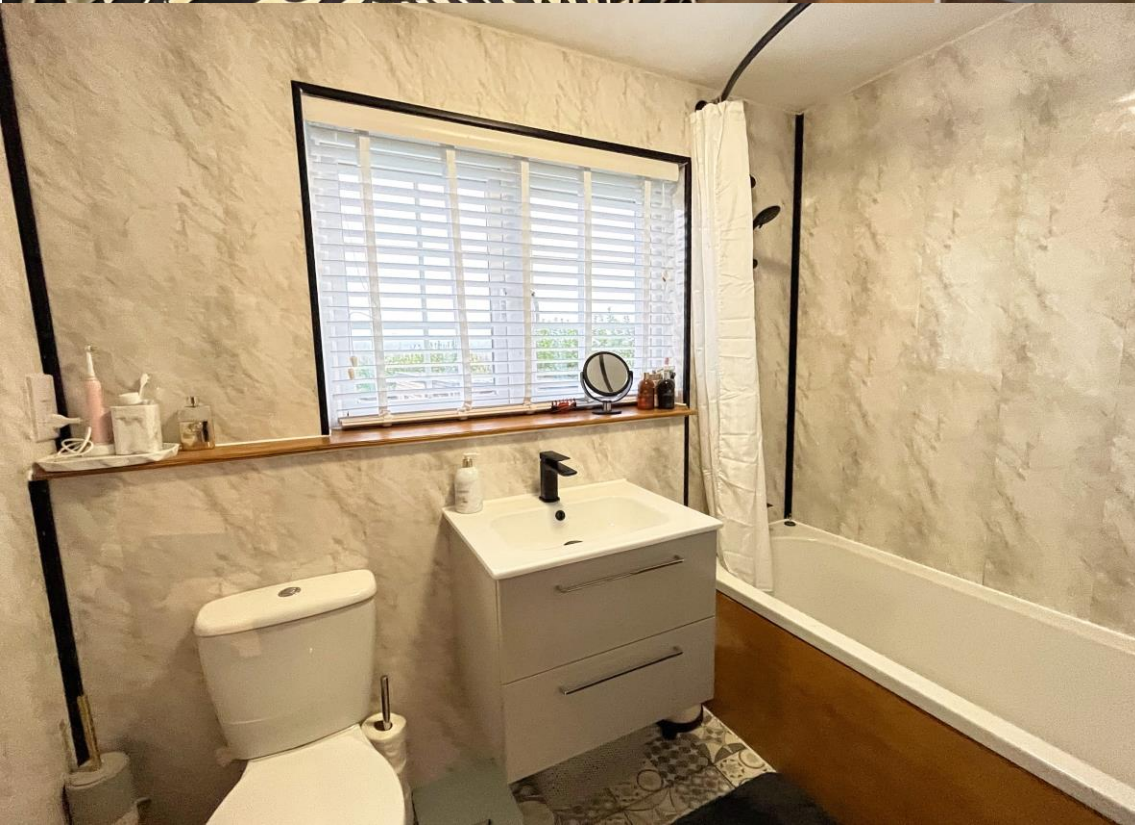


TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Directions

Drive through Peterson and onto St Brides-Super-Ely, at this point drive straight on towards Cardiff before turning left onto the Sant Y Nyll Lane. Follow this road for a short distance turning left onto a private lane where you will find No. 1 & 2 Porth Cottage on your right hand side. (Postcode will take you to the cottages).

What3words - Carbon.Scale.Person

### Tenure

Freehold

### Services

Oil central heating, new cesspit, mains water and electricity  
Council Tax Band E  
EPC Rating

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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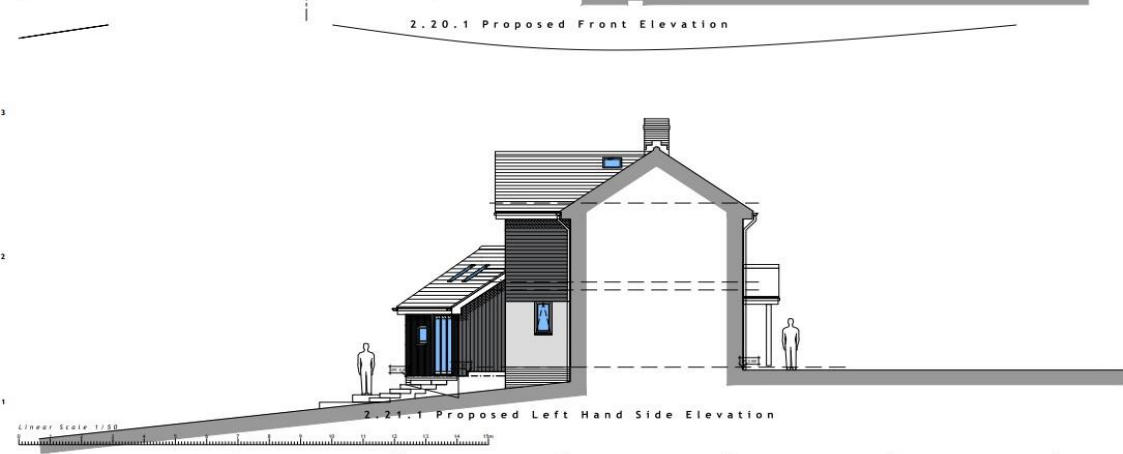
**hrt** Est. 1926



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2.20.1 Proposed Front Elevation



2.21.1 Proposed Left Hand Side Elevation

