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**28 Duffryn Crescent**

Peterston-Super-Ely

The Vale of Glamorgan

CF5 6NF



## 28 Duffryn Crescent

Asking price **£750,000**

A well presented and maintained four bedroom detached family home situated in a highly sort after village location, with rear garden and bordering agricultural land.

Four bedroom detached family home

Well presented and maintained accommodation throughout

Highly sought after peaceful location, within the Wyndham Park development on the periphery of Peterston-Super-Ely

Generous sized garden plot with rear garden boarding agricultural land

Two reception rooms plus open plan kitchen/breakfast room

Potential to extend above garage to create additional bedrooms

Four bedrooms (three doubles), ensuite shower room and family bathroom

Ample off-road parking on driveway and integral garage

Viewings highly recommended









This well presented detached four bedroom property offers well proportioned living and bedroom accommodation and will make an ideal family home. It is situated in the highly sort after Wyndham Park development, within walking distance to Peterston-Super-Ely Village Centre and Primary School. The rear garden borders agricultural land and enjoys countryside views.

The accommodation briefly comprises; an entrance PORCH leading into an entrance hallway. The HALLWAY has wood effect ceramic tiled flooring. Stairs rising to the first floor and doors off to living accommodation. Double doors lead into the dual aspect LOUNGE which has a picture window to front and French doors flanked by windows giving access and views into the rear garden. A real flame, coal effect gas fire, is set within an ornate stone fireplace. The DINING ROOM also with window to front. The extended open plan

KITCHEN/BREAKFAST ROOM offers an extensive range of high gloss, white base, larder and wall mounted units, with complementing stonework surfaces extending to a breakfast bar area. Integrated NEFF appliances include double oven, microwave oven, dishwasher and tall fridge. The room is flooded with light from a window, plus glazed French doors, leading into the rear garden. The room has a continuation of the same ceramic tile flooring as the entrance hall which is also found within the utility room. The UTILITY ROOM has a further range of fitted units plus space and plumbing for white goods and freestanding freezer. It has a window to rear and a pedestrian door to side. Off the utility room is a ground floor CLOAKROOM housing a white two piece suite.

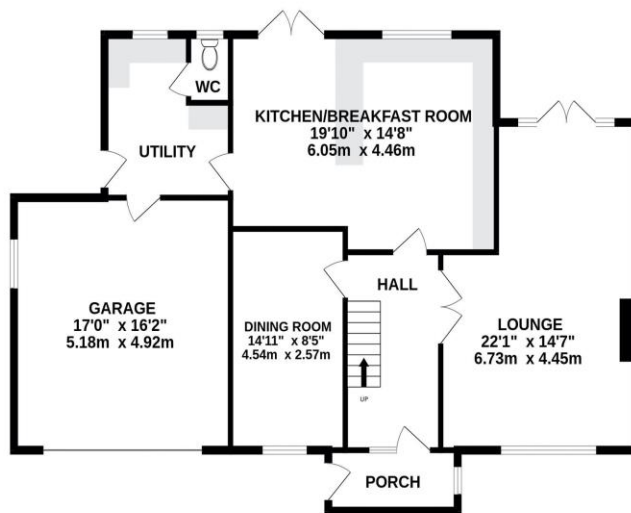
The INTEGRAL GARAGE has a remote controlled section up and over door from the driveway. It houses a modern,

Worcester, gas fire central heating boiler, and benefits from fitted power and lighting.

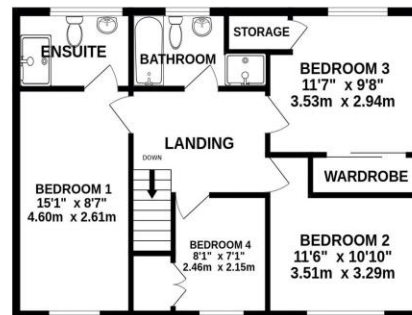
The first floor landing gives access to the bedroom accommodation. Bedrooms one, two and four are all located at the front of the property and enjoy far reaching views over neighbouring properties into the Vale countryside. BEDROOM ONE benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite with full tiling to walls. BEDROOM TWO is a double room and enjoys views over the neighbouring countryside. BEDROOM THREE is located at the rear of the property enjoying views over the garden and into the farmland beyond. It benefits from a fitted range of wardrobe units with mirror fronted sliding doors, plus door into generous sized linen cupboard. BEDROOM FOUR is a single bedroom benefiting from over-stairs wardrobe cupboard. The FAMILY BATHROOM has a white four-piece suite which includes panel bath and separate shower enclosure, low-level WC and pedestal wash hand basin. Full tiling to walls.

To the front of the property is a large open plan lawned garden with mature trees. A paved driveway offers parking space for several vehicles. To the rear is an enclosed garden with Indian sandstone flagstone laid patio which extends from the rear of the house with steps up to a lawn garden boarded by mature hedgerow and overlap wood fencing.

GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1817 sq.ft. (168.8 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

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. Proceed for approximately 200m where No.28 is found on the right hand side. What3words: locker.drip.noon

## Tenure

Freehold

## Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through  
Herbert R Thomas

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