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Wyndham House

11 Main Avenue
Peterston super Ely,
Vale of Glamorgan,
CF5 6LQ

Wyndham House

Asking price **£975,000**

Highly attractive individually built detached family home standing in circa 1/3 of an acre located along the established tree lined main Avenue of Wyndham Park, Peterston super Ely.

A double bay fronted detached home spanning over 2550ft² of internal accommodation

Versatile and extensive accommodation comprises four reception rooms, four/ five bedrooms, three bathrooms (one en-suite), recently fitted modern kitchen breakfast diner with a standalone outbuilding combining utility laundry room/large store.

Generous garden corner plot with manicured lawns, hedgeline play area, kitchen garden with enclosed rear garden

Well regarded Vale village location with great connectivity and links to The amenities of the wider locality, Cardiff And M4 corridor

Sold with no onward chain and viewing highly recommended





Highly attractive individually built detached family home standing in circa 1/3 of an acre located along the established tree lined main Avenue of Wyndham Park, Peterston super Ely. Part glazed front door flanked by windows to PORCH with high-pitched ceiling, central ENTRANCE HALL, stunning original parquet flooring and spindled staircase. SHOWER ROOM/ downstairs WC mains shower, wall mounted basin, low-level WC and frosted window.

Accommodation includes four frontward facing reception rooms. A HOME OFFICE/ STUDY large window taking in front garden views, parquet floor and connecting door to kitchen. A bay fronted TV ROOM parquet flooring and also enjoys a lovely view of the front garden. To the right of the hall, glazed double doors open into the main LIVING ROOM enjoying a dual aspect with French doors opening to the back garden and a bay fronted window to front, with a central feature fireplace adding a lovely focal point. PLAYROOM/ BEDROOM FIVE, a naturally bright space with a triple aspect, timber style flooring, door to rear hall, opening to the garden via a frosted glazed door. Rounding off the ground floor accommodation is the newly fitted and recently extended, KITCHEN/ BREAKFAST/ DINING AREA, wood grain Shaker style units with quartz countertop extending to a peninsula breakfast bar with a double 'Rangemaster' cooker, space for American style fridge freezer and integrated Bosch dishwasher, built in pantry and storage unit. Inset double Belfast sink and drinks cooler which extends into the dining space. Larder cupboard and connecting door to HOME OFFICE/ STUDY. A very well designed room with direct access to the rear garden and two lantern roof lights over kitchen and dining space.

Landing with window over stairwell offers pleasant views to the tree lined avenue, pull down ladder to loft. MAIN BEDROOM SUITE, sizeable double bedroom with

dual aspect taking in elevated garden views, with a central fan light fitted to ceiling, walk in wardrobe with a run of open shelving and hanging rails and a fully tiled modern EN-SUITE BATHROOM. Sizable walk in mains shower with a modern vanity dresser with ceramic sink, WC and large frosted window to the garden. BEDROOM TWO generous double, fitted carpet, freestanding mirrored wardrobes and window taking in high-level views to the front garden. BEDROOM THREE is also a double with French doors opening out to a semi-circular balustraded balcony to the front. BEDROOM FOUR with window enjoying rear garden and rural views. Fully tiled FAMILY BATHROOM, 'Villeroy & Boch' three-piece suite with a modern WC, hand basin with vanity storage under and bath with separate mains shower over, chrome heated towel rail, frosted window to the rear. Separate toilet with tiled floor and walls.

Occupying a generous corner plot with post and rail fencing to boundaries and five bar timber gate access, Wyndham House combines a well manicured, level cross lawn with curved gravel driveway that sweeps round, to an additional access point off of Pwll Y Min Crescent.

The gardens extend to the side with a hedge lined bark laid play area and kitchen garden with raise beds. Greenhouse and shed to remain. The garden has been thoughtfully landscaped with a sizeable paved seating area extending onto a lawn and raised terrace. BOILER ROOM houses the Worcester boiler. A separate outhouse accessed from the back garden combines a UTILITY/ LAUNDRY ROOM and STORE, fitted units, roll top work surface, stainless steel sink, plumbed space for white goods with window over and a ceramic tiled floor. Attached lean-to timber constructed shed to remain.





Directions

From our Cowbridge office travel in an easterly direction and proceed onto the A48 towards Cardiff. Travel through the village of Bonvilston and turn left at the traffic lights signposted Peterston Super Ely. Follow the country lane, bear right and travel through Gwern Y Steeple. Turn right immediately before the river. Follow this road onto main Avenue (Wyndham Park) where Wyndham house (No.11) will be found on your left hand side as indicated by our For Sale board just before the left turning onto Pwll y Min Crescent.

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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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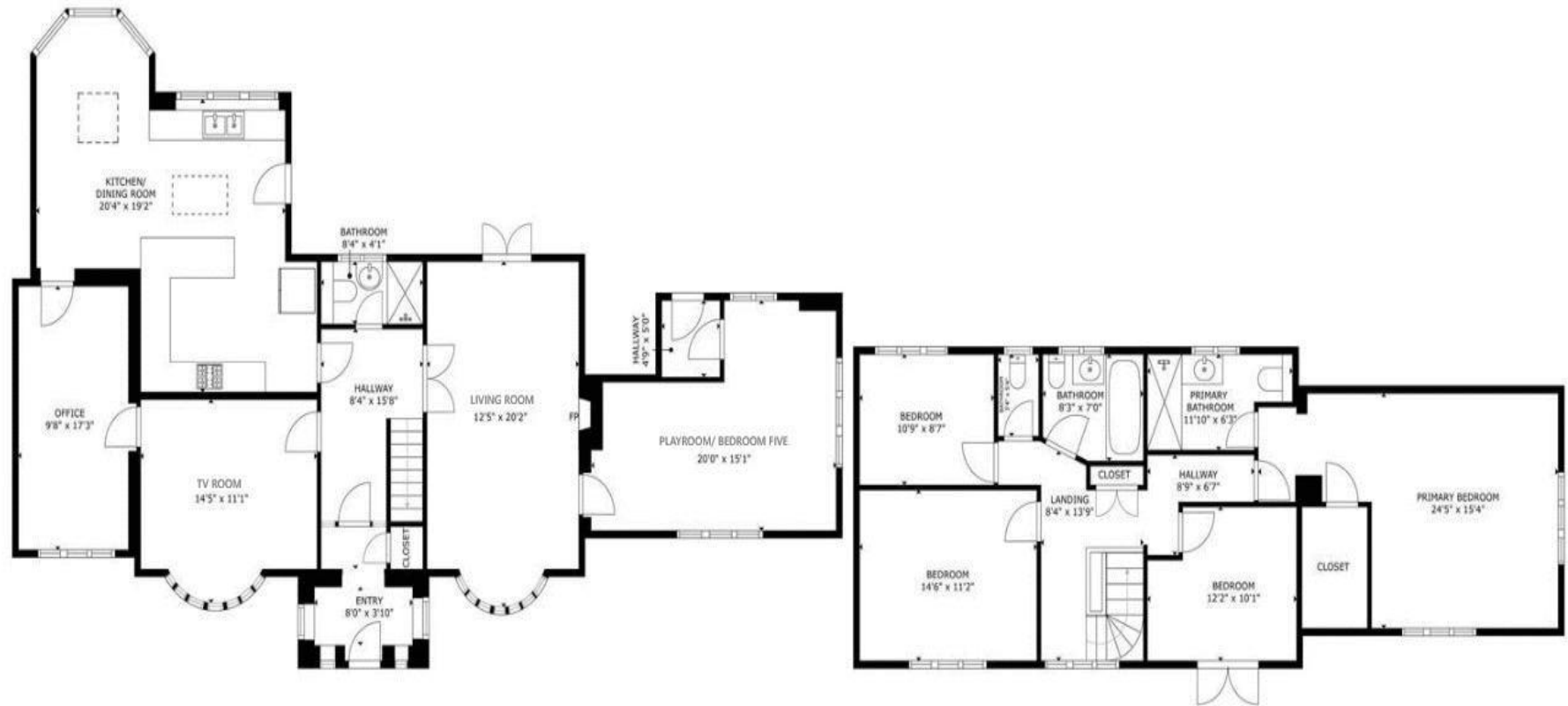
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hrt Est. 1926



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FIRST FLOOR

SECOND FLOOR

GROSS INTERNAL AREA
 FLOOR 1: 1,526 sq. ft, FLOOR 2: 1,042 sq. ft
 TOTAL: 2,568 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

