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Nantaderyn  
Main Avenue  
Peterston-Super-Ely  
Vale of Glamorgan  
CF5 6LQ



# Nantaderyn, Main Avenue

Asking price **£875,000**

This five-bedroom detached family home sits on a large mature garden plot, in a highly sought-after location on the periphery of Peterston-Super-Ely.

Five bedroom detached family home.

Large mature garden Plot.

In need of full decorative renovation.

Highly sought after, edge of village location.

Three reception rooms plus kitchen/breakfast room.

Bedroom one with ensuite bathroom.

Sold with vacant possession and no upward chain.

Potential to extend subject to relevant planning permission.

Viewings highly recommended.









Nantaderyn is situated on a large mature garden plot bordering agricultural land on the periphery of Peterston-Super-Ely. This much-loved five-bedroom family home is offered to the market for the first time since its construction. It offers generous-sized living and bedroom accommodation which holds potential for extension subject to relevant planning permission.

Nantaderyn offers accommodation, in need of full decorative updating, comprising: ENTRANCE PORCH which leads into a generous-sized ENTRANCE HALL with stairs rising to a first-floor GALLERY LANDING.

The dual-aspect LOUNGE, with window to front plus French doors flanked by windows to rear, leading into a CONSERVATORY extension, has a wood-burning stove, set in a brick fireplace with flagstone hearth and extended wooden display mantle over. The conservatory has windows to three aspects and French doors giving access into the rear garden, a polycarbonate roof with central light/fan point.

The STUDY is located at the front of the property with a window overlooking the driveway.

The DINING ROOM has patio doors giving access and views into the rear garden. It is situated adjacent to the KITCHEN/BREAKFAST ROOM, which has a window to rear. It offers a range of oak base and wall-mounted units with space and plumbing for a range cooker and dishwasher.

The UTILITY ROOM has fitted units. The central heating boiler is found in the larder unit. Off the utility room is a ground-floor CLOAKROOM, housing a white two-piece suite with full tiling to walls.

The first-floor gallery LANDING, with window to front, has an airing cupboard and gives access to the bedroom accommodation. BEDROOM ONE is a large double bedroom with window to rear with a range of fitted wardrobes and bedroom furniture. It benefits from an ENSUITE bathroom with shower enclosure, bath, low-level WC, bidet and sink unit with storage under.

BEDROOM TWO is located at the front of the house and has double doors into a wardrobe cupboard with hanging and shelf space.

BEDROOMS THREE, FOUR AND FIVE are all located at the rear of the house, with views over the garden. All three benefit from built-in wardrobe cupboards. Bedroom five has wall-mounted display shelving plus a loft inspection point.

Off the UTILITY ROOM a side porch with a glazed door to front, plus a glazed door into an outer porch which has a fitted roll-top worksurface with space and plumbing below for a washing machine, a built-in storage cupboard and patio doors leading into the rear garden.

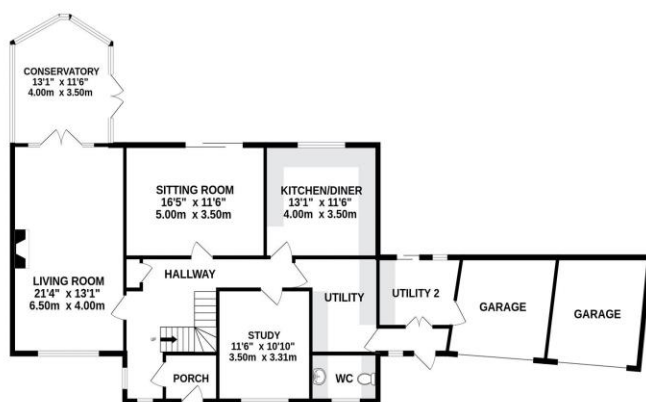
Attached to the porch is a DOUBLE GARAGE with two single up-and-over doors from the driveway and benefits from power and lighting and has a water tap.

To the front of the property is a private, large gravel driveway with parking for several vehicles plus a lawned garden with mature tree.

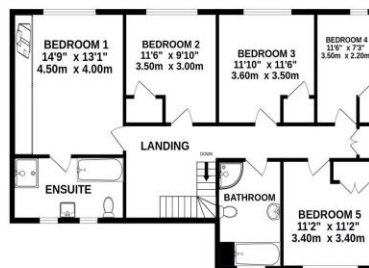
To the rear is a large mature, GARDEN plot which lies in a southerly direction enjoying the sun throughout the day. A paved patio extends from the rear of the property out onto a lawn with an abundance of mature trees. Within the garden are several storage sheds, summer house and greenhouse.

A bridge over a brook leads into an additional strip of land adjacent to the neighbouring field.

GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.5 sq.m.) approx.



TOTAL FLOOR AREA: 2502 sq.ft. (232.5 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. Travel through the village of Bonvilston. At the traffic lights turn left and follow this country lane through Gwern-Y-Steeple. Before crossing the bridge turn right into Wyndham Park. Follow this road along Main Avenue. The entrance to Nantaderyn is found on the right hand side.

### Tenure

Freehold

### Services

Council Tax Band  
EPC Rating

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)

**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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