



40 Le Sor Hill, Peterston-Super-Ely,
Vale Of Glamorgan, CF5 6LW

Watts
& Morgan



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Vale Of Glamorgan, CF5 6LW

Guide Price £450,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A generous family home nestled in a quiet location in a sought after Vale village. Offering three double bedrooms and good size living accommodation. Accommodation comprising; entrance hallway, generous lounge opening into dining room and kitchen. Also, conservatory, utility area, WC and additional sitting room/home office. Three bedrooms - two with fitted wardrobes, and a large family bathroom plus WC. Externally enjoying front and rear landscaped gardens, and private driveway parking for two cars.

Viewing highly recommended.

EPC Rating; tbc.



Directions

Cowbridge Town Centre – 7.3 miles

Cardiff City Centre – 9.9 miles

M4 Motorway – 4.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Positioned to the bottom of this quiet cul-de-sac within walking distance to village amenities, Three Horseshoes Pub and Primary school.

A composite door opens through into a central hallway with carpeted staircase to the first floor landing.

The lounge is a generous sized reception room with broad window overlooking the front. This room benefits from original parquet flooring and seamlessly opens into the dining room.

The dining room has access out via a sliding patio door onto the garden and provides ample space for dining furniture. This room leads into the kitchen which has been fitted with a modern range of wall and base units and complementary stone-effect work surfaces. Integral appliances to remain to include; induction hob, oven with grill and space is provided for a freestanding fridge/freezer and dishwasher (available via separate negotiation). The raised breakfast bar area is ideal for entertaining and provides additional seating area for guests.

The conservatory is of uPVC construction and is a lovely peaceful room to enjoy views out over the garden, with access out to the rear garden.

From the kitchen, a utility area provides plumbing for a washing machine and tumble dryer extraction; and leads to a 2-piece WC.

Additionally to the front of the property is a separate sitting room which would prove ideal as a playroom or home office.

To the first floor, there are three double bedrooms on offer. The principal bedroom has its own shower, and the two other bedrooms benefit from fitted wardrobes and have shared use of the family bathroom. The family bathroom also houses the gas-combi Baxi boiler. Adjacent to the bathroom is a separate 2-piece WC.



GARDENS AND GROUNDS

40 Le Sor Hill is positioned in a quiet cul-de-sac with its own off-road private driveway parking for two vehicles.

The frontage is laid to Cotswolds Stone and has several colourful planted borders. Access is provided to either side of the property.

The rear garden is low maintenance and has been laid to shingle with a good size veg patch to the bottom of the garden. This tiered space offers a good degree of privacy and provides a timber storage shed to remain, and several seating areas to enjoy this sunny aspect.

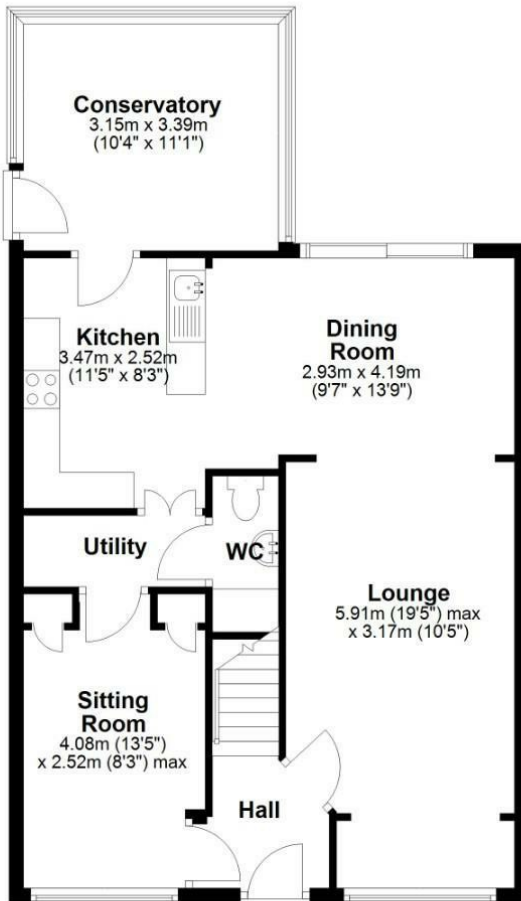
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired combi central heating. Council tax band F.



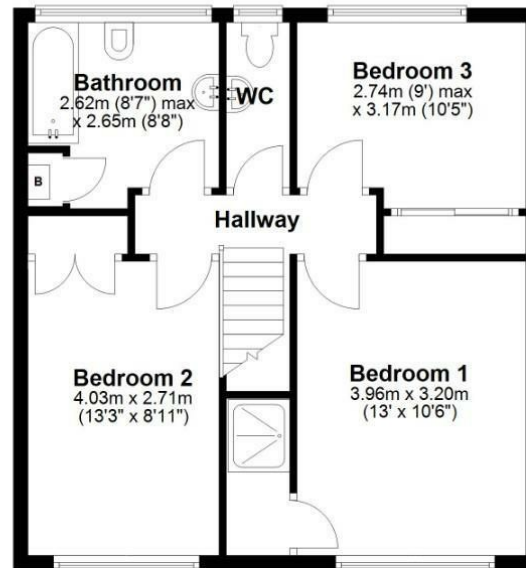
Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.5 sq. feet)



Total area: approx. 122.1 sq. metres (1314.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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