



Kingsclere, Gwern Y Steeple,
Peterston Super Ely, Vale of Glamorgan, CF5 6LG

Watts
& Morgan



Kingsclere, Gwern Y Steeple,

Peterston Super Ely, Vale of Glamorgan, CF5 6LG

Guide price £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A detached family home positioned close to Peterston-Super-Ely and within easy striking distance of both Cardiff and Cowbridge. Extended in more recent years to include a superb garden room and provide good, practical and deceptively spacious accommodation. Entrance porch, hallway, family living room with wood burning stove. Modern kitchen and breakfast area with sizeable garden room to the rear including dining and sitting areas. Also ground floor shower room and WC. Four double bedrooms, all having use of a contemporary family bathroom with bath and separate shower. Driveway parking and integral garage. Lawned front garden, westerly facing garden to the rear with generous paved patio and lawn.



Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 7.7 miles

M4 Motorway J34 Misken – 3.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

About the property

Kingsclere is a detached 4 bedroom home, modernised and extended in more recent years to include a superb, light-filled garden room positioned to enjoy a westerly aspect. It provides deceptively spacious and highly adaptable family accommodation together with well proportioned and beautifully maintained gardens and parking. An entrance porch opens into a ground floor hallway with beautifully coloured wood block flooring extending into the family living room and into the breakfast room/kitchen. These rooms both lead into a sizeable garden room spanning the full width of the house. This is a particularly generous space providing both dining and seating areas positioned to enjoy a westerly aspect. Doors lead out from here to a paved patio area with garden beyond. This gives a light and airy feel to the whole house.

Off the hallway is a neat ground floor WC and shower room. A family living room runs the depth of the original property with broad window looking over the front garden and doors leading, from the rear of the room, into the garden room. It has, as a focal feature, a 'Chilly Penguin' wood burning stove resting a slate hearth. A kitchen/breakfast is to the heart of the house providing great storage, ample work surfaces and room remaining for a dining table if required. Appliances, where fitted, are to remain and include a broad range cooker and a fully integrated dishwasher. An American style fridge freezer is available by separate negotiation. A doorway from the kitchen leads into the integral garage which features a utility area with space/plumbing for washing machine. To the rear of the property – a more recent addition – is a sizeable garden room.

To the first floor the landing area has doors leading to all four double bedrooms and to the family bathroom. The largest double bedroom is positioned to the front of the property and has exposed, varnished wooden floorboards. The two largest bedrooms both have fitted/ built-in wardrobes. All these bedrooms share use of a stylish, contemporary family bathroom with double ended bath and broad, deep walk-in shower area.

Additional information

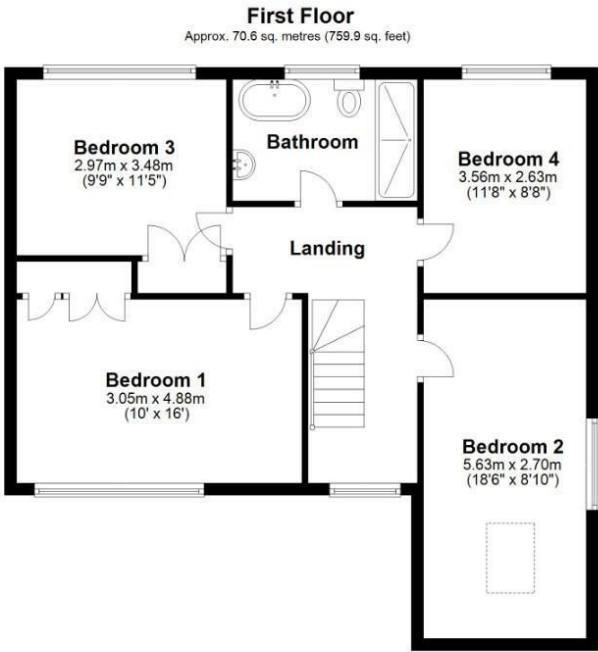
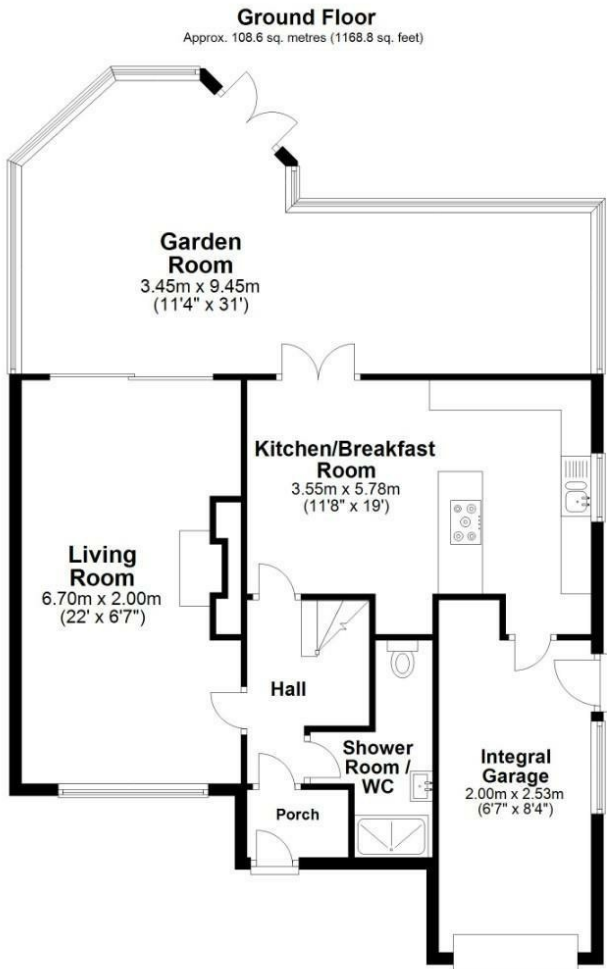
Freehold. All mains services connect to the property. Hot air heating (new boiler installed 2024) together with a conventional boiler for hot water. Solar panels provide supplementary power and a generous 'Feed in Tariff' (further information from the seller). Council Tax: Band G.



Garden & Grounds

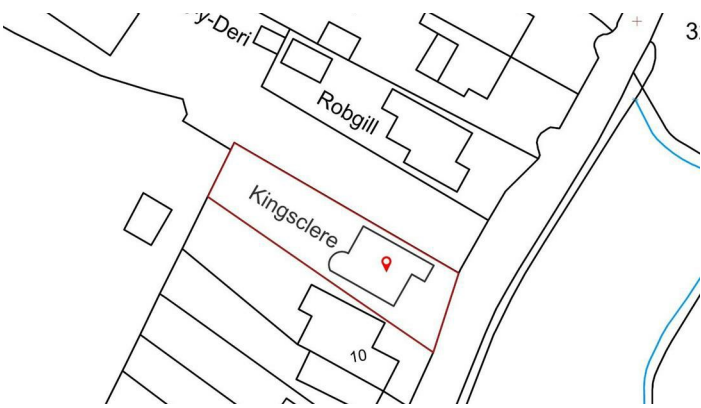
Set within a generous plot, the driveway parking area fronting the property is approached from the village lane running through Gwern-Y-Steeple. There are two off-road, side by side parking spaces with access to the garage via an up and over door. A path leads from the drive, skirting passed a good sized front lawn, to the principal entrance doorway; the path continues to one side through to the rear garden.

The rear of the property enjoys a fine westerly aspect to catch the best of the afternoon and evening sun. A broad, paved patio area is accessed directly from the garden room and leads, in turn, onto a lawn. The lawn has a path running to the southern side and paved steps running through the lawn to a further patio with additional seating area to the far end of the garden.



Total area: approx. 179.2 sq. metres (1928.6 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**