



Nant Y Coed , Gwern y Steeple,
Peterston Super Ely, Vale of Glamorgan, CF5 6LG

Watts
& Morgan



Nant Y Coed , Gwern y Steeple,

Gwern y Steeple, Peterston Super Ely CF5 6LG

Guide price: £995,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A delightful, "move-in ready" family home with deceptively spacious accommodation set within a wonderful west facing garden to the rear. Superb kitchen/living/dining space running the width of the rear of the property and bi-fold door opening onto the garden. Study and second sitting room. Also ground floor WC. To the first floor: principal bedroom with walk-in wardrobe and en suite shower room, three further double bedrooms and family bathroom. Guest suite to attic including large double bedroom and en suite shower room. Ample driveway parking to the front. Sizeable garden to the rear including broad flagstone paved terrace and considerably larger lawn positioned to enjoy a westerly afternoon to catch the afternoon and evening sun.



Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 8.7 miles

M4 J34 Miskin – 3.6 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

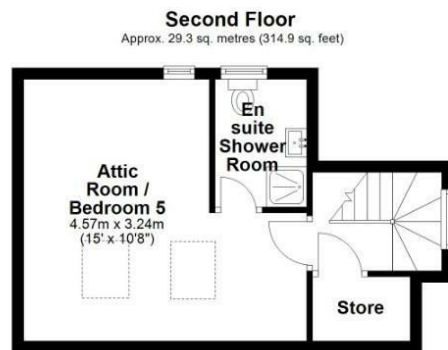
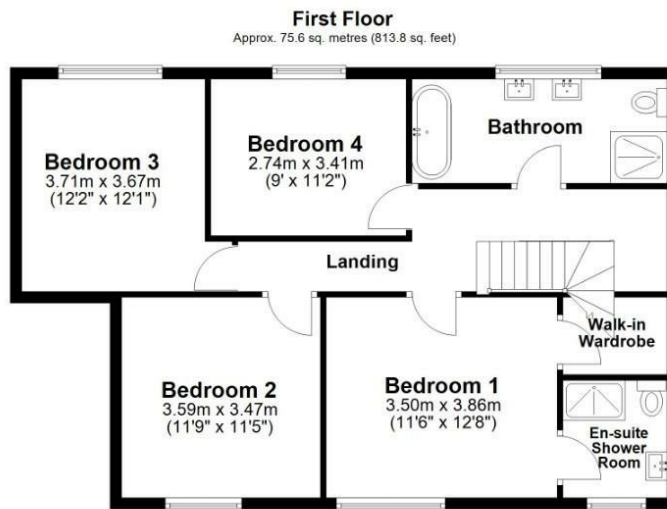
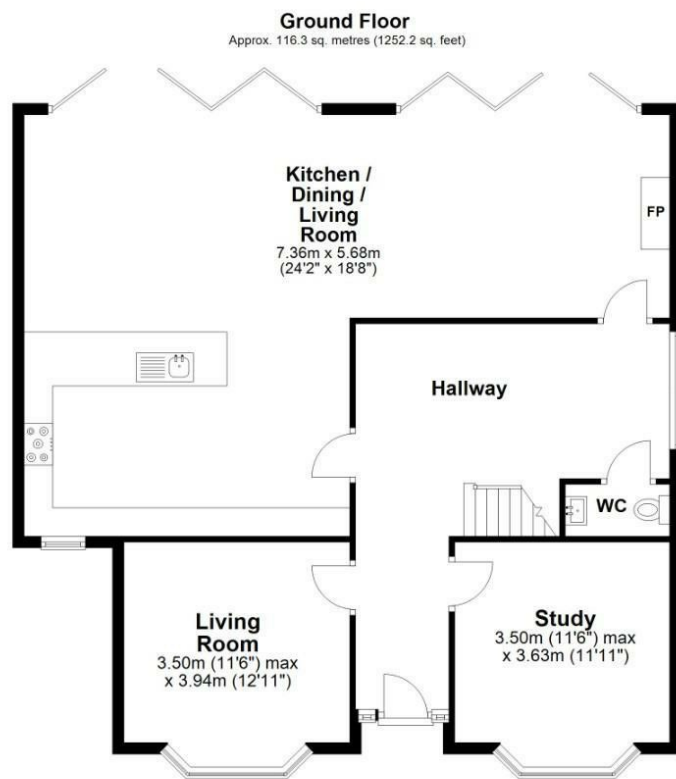
Nant Y Coed is a truly delightful home, kept in exceptional order and in "move in ready", immaculate condition. In recent years the property has been thoughtfully developed to provide the spacious family accommodation it is boasts. An entrance porch leads into a particularly spacious central ground floor hallway from which doors radiate into all the ground floor rooms while a staircase leads to the first floor. A ground floor WC is neatly tucked away off the hall. Looking to the front elevation are two separate reception rooms, both with bay windows and plantation shutters. They are currently used as a study and a playroom respectively and are suitable for many and varied uses. To the rear of the property and running the width of the house is a wonderful family space, an open plan kitchen/living/dining space. Bi-fold doors look out over – and open onto – a broad flagstone-paved patio enjoying a sunny, westerly aspect. The distinct kitchen includes a superb range of units with appliances, where fitted, to remain and including 'Bosch' induction hob, twin ovens flanking a microwave, fully integrated dishwasher, washing machine, twin fridges and twin freezers. To the heart of the kitchen is a central island and breakfast bar. This luxurious kitchen is open to a dining and living area from which there are bi-fold doors open to the garden. This is an absolutely wonderful family space with lantern lights over to provide additional illumination.

To the first floor a landing area has doors leading to 4 double bedrooms and to the family bathroom. The principal bedroom is a good double with its own walk-in wardrobe and en suite shower room. The 3 other bedrooms all share use of a luxurious family bathroom with twin hand basins, bath and separate corner shower cubicle. A fixed staircase leads to a guest suite to the attic comprising bedroom area and en suite shower room.



Additional information

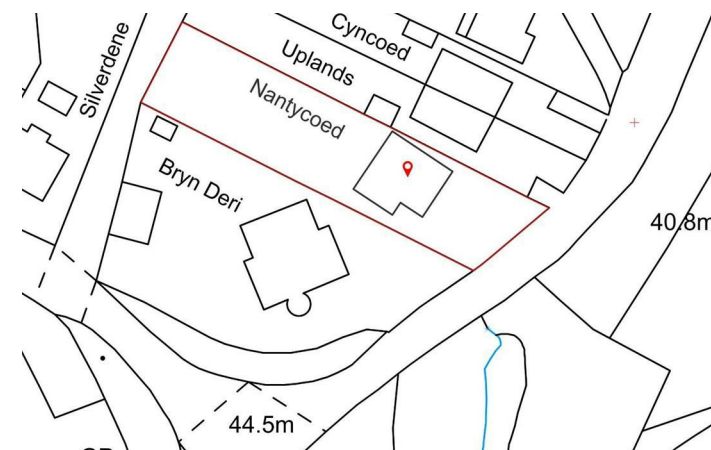
Freehold. All mains services connect to the property. Gas-fired combi central heating. Council tax: Band F



Total area: approx. 221.2 sq. metres (2380.9 sq. feet)

Garden & Grounds

From the Gwern Y Steeple lane, a broad pull-in leads to the driveway parking area fronting the property. There is ample room here for a number of cars to park and turn. There is access to the entrance porch from here while flagstone-paving runs to the side of the property through a gated entrance and into the rear garden. The rear garden is a particularly generous area with an extensive flagstone-paved patio seating area accessed from the kitchen/living/dining space. A flowerbed has a central path opening from the patio onto a considerably larger garden. This level lawn has a superb, sunny westerly aspect and will catch the afternoon and evening sunlight. There is a pedestrian gate at the far end of the garden and it is understood there is pedestrian access (only) along a rear lane.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	79	
(69-80) C		
(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	



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**