



7 Station Terrace
Peterston Super Ely, Vale of Glamorgan, CF5 6LU

Watts
& Morgan



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Guide price: £375,000 Freehold

2 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the charming village of Peterston super Ely, this deceptively spacious and beautifully extended property offers the perfect blend of character and modern living. Boasting an especially long rear garden, stylish interiors, and versatile accommodation across three floors, this home is ideal for families and professionals seeking the tranquillity of village life with excellent connectivity. The ground floor features a welcoming family living room, a well-appointed kitchen, and an adjacent breakfast/living area that seamlessly connects to the garden beyond. A ground floor WC and a separate utility room add further convenience. To the first floor are two generously sized double bedrooms and a stylish, contemporary family bathroom, complete with a walk-in shower and a separate bath. The second floor hosts a cleverly designed attic room – perfect for use as a home office, study or hobbies space – with integrated storage and a Velux window offering countryside views.



Additional Information

Freehold. All mains services connect to the property. Gas fired 'combi' boiler. Council tax: Band E

Directions

Cowbridge Town Centre – 8.6 miles

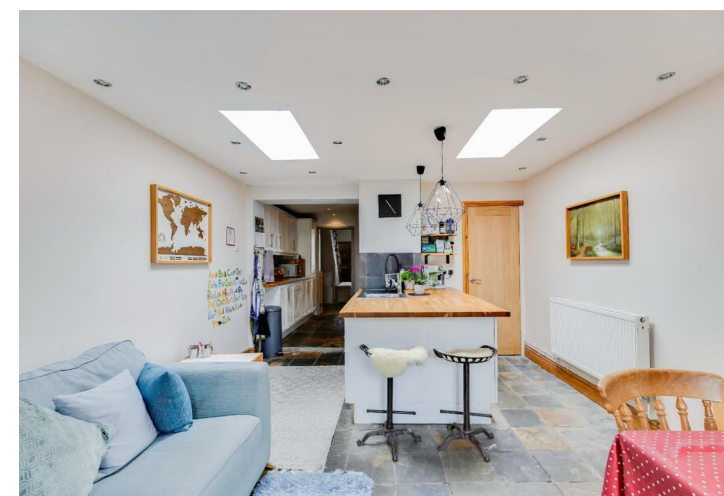
Cardiff City Centre – 7.6 miles

M4 J34 Misken – 4.0 miles

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Summary of Accommodation

About the Property

Station Terrace comprises a charming run of ten properties positioned on the western edge of Peterston-super-Ely, just a short stroll from the heart of the village. The home enjoys countryside borders and offers a rare opportunity to enjoy peaceful surroundings with a real sense of community. A front courtyard garden leads into an entrance porch and directly into a particularly spacious living room. This light-filled area benefits from high ceilings, engineered oak flooring, and a working wood-burning stove set within a recessed chimney breast. Bespoke handcrafted shelving adds character to the room. The kitchen, often referred to as the "heart of the home", is well-equipped with a range of fitted units, a freestanding range cooker, and slate-tiled flooring which flows through an open archway into a bright dining/living space. This area benefits from two overhead lantern lights, creating a wonderfully bright and airy family environment. Additional features include a WC, oak-topped island with storage, and space/plumbing for a slimline dishwasher (available by separate negotiation). A separate utility room houses further appliances (washing machine and tumble dryer) and storage, as well as a Worcester combi boiler. French doors lead from the dining area to the rear garden – a true highlight of this property.

To the first floor a split level landing area has doors leading initially to the family bathroom with steps up to the two bedrooms. The contemporary bathroom is to the rear includes a modern white suite with "Mandarin Stone" tiles, a bath and a separate walk-in shower. The largest, principal bedroom runs the width of the front of the property with two windows looking out over the surrounding area. A feature chimney breast is flanked by fitted hanging and storage. A second double bedroom looks onto the rear garden and farmland beyond. A hand crafted staircase leads to a wonderfully neat attic room, ideal as a study/home office/hobbies room. Natural light is provided via a Velux window to the rear elevation.



Garden & Grounds

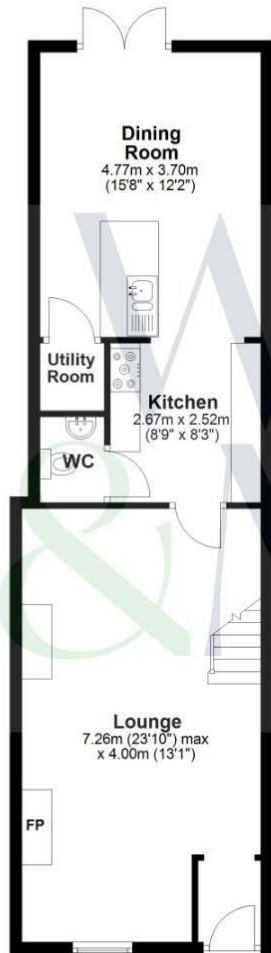
To the front, a pathway winds through a forecourt garden to the main entrance. To the rear lies an exceptionally long garden – perfect for families, gardening enthusiasts or those who love to entertain outdoors. New French doors open onto a flint-chipped terrace with stylish timber-topped gabion seating. Steps rise to a series of garden zones including two lawns, a stoned seating area, productive raised beds, and storage sheds (wooden and block-built), with open farmland just beyond. Each home in Station Terrace has an allocated parking space to the front by mutual agreement, with further parking available in the adjacent gravelled parking area near the communal green. The access lane is privately owned and maintained through a residents’ association, which also manages the upkeep of the green space. Station Terrace is bordered to one side by the Cardiff to Swansea railway line.



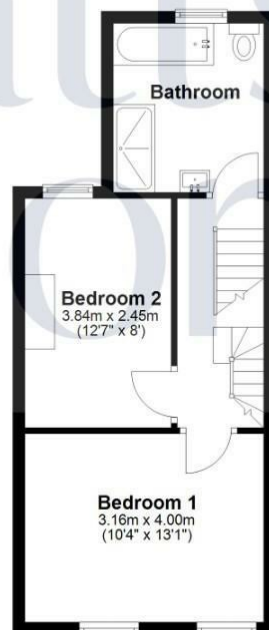
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



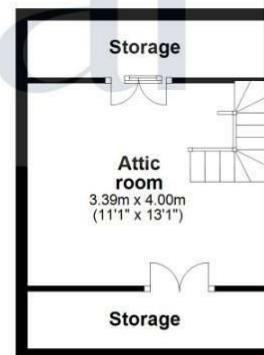
Ground Floor
Approx. 57.3 sq. metres (616.5 sq. feet)



First Floor
Approx. 35.1 sq. metres (377.3 sq. feet)



Second Floor
Approx. 22.0 sq. metres (236.5 sq. feet)



Total area: approx. 114.3 sq. metres (1230.4 sq. feet)

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.



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