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**Larmorna, Broad Street Common, Peterstone Wentlooge, Cardiff, CF32TN**

**Offers in the region of £450,000**

 black

02920 792888  
rumney@peteralan.co.uk



A traditional gable fronted detached four double bedroom house, built circa 1958, and occupying a truly delightful position fronting a small hamlet of detached houses within the rural village of Peterstone Wentloog.

This very spacious and well-designed double fronted property is set back with a deep level front garden, a long private drive which leads to an integral 19 FT garage, whilst the large and lovely level rear gardens back onto beautiful green fields, with uninterrupted views across open countryside.

The picturesque and pretty village of Peterstone Wentloog is a small village to the south west of the city of Newport, and North east of the City Of Cardiff.

It's a coastal location, just six miles from Newport and 7.5 miles from Cardiff. It lies in the community parish of Wentloog and electoral ward of Marshfield. The 'Wales Coastal Footpath' runs along the sea wall and leads to a wooden screen that gives an impressive view of the wildlife on the estuary without disturbing them.

This place is internationally important for the birds that use the foreshore, and cattle and horses roam freely along this stretch of coast, including on the lower path and on top of the sea wall.

This very impressive and versatile home benefits stunning views that extend towards the former Parish Church of Wentloog and would be ideal for a growing family or a couple seeking a tranquil location within easy access to local amenities including an exit onto the M4 off the A 48.

The property includes charming wood block floors, traditional style panel doors, CCTV security surveillance with four cameras, Oil fired heating with panel radiators with a modern tank (circa 2016), and a modern Worcester combi boiler (circa 2019), a modern electric consumer unit (2014), High fibre broad band, smart heating with Octopus energy, a cast iron log burner, a sophisticated intruder alarm, a fully insulated roof space (2019), and white PVC double glazed windows. The generous and deceptively spacious living accommodation comprises a large entrance reception hall (18'0 x 6'8), a capacious lounge (15'10 x 13'10), a separate dining room (13'10 x 12'5), inset with hardwood double glazed French doors with side screen windows that open on to the large and level rear gardens with outlooks extending right across open countryside with green fields and woodland.

There is also a large, fitted kitchen (15'10 x 8'9), a ground floor utility room and wc, whilst on the first floor there is a gallery landing with a most exquisite stained glass leaded timber casement window, four large double sized bedrooms, and a modern family bathroom with both a panel bath and a separate shower cubicle.

The magnificent rear gardens are a wonderful feature for this property, being large and totally, comprising three lawns and three paved patio areas, A super-sized and very versatile detached property in a delightful location, must be seen!

**Entrance Porch** Open fronted.

### **Entrance Hall**

18' x 6' 8" ( 5.49m x 2.03m ) Approached via a part paneled front entrance door inset with patterned glass sealed double glazed windows with matching side screen window, leading in to a central hall with charming wood block flooring, single flight carpeted staircase to first floor landing, high coved ceiling, radiator.





**Front Lounge** 15' 10" x 13' 10" (4.83m x 4.22m)  
 Approached independently from the entrance hall via a part paneled contemporary internal door with upper light patterned glass windows and Regency handles leading to a main lounge with charming wood block flooring, high coved ceiling with ceiling rose, sealed double glazed hardwood window with outlooks across the large frontage gardens and drive and on to the pretty village of Peterstone Wentlooge with the historic church in view. Fireplace with cast iron log burning stove and slate hearth, two wide alcoves, two radiators.

**Dining Room** 13' 10" x 12' 4" ( 4.22m x 3.76m )  
 Independently approached from the entrance hall via a contemporary part panelled internal door with patterned glass upper light windows and Regency handle leading to a spacious dining room with wood block flooring throughout, high coved ceiling with ceiling rose, two alcoves with multiple shelving, dado rail, radiator, hardwood double glazed French doors with side screen windows opening on to the large and level rear gardens with outlooks extending right across open countryside with green fields and woodland. Two radiators, square opening leading to....

**Kitchen** 15' 10" x 8' 9" (4.83m x 2.67m) Fitted along two sides with an extensive range of panel fronted floor and eye level units, with round nosed laminate work surfaces and part ceramic tiled walls, stainless steel sink with new chrome mixer taps, vegetable cleaner and drainer. Space with plumbing for a dishwasher, Stoves electric cooker, concealed



extractor hood, ornamental end shelves, peninsula breakfast bar, space for the housing of an upright fridge freezer, ceramic tiled flooring, high coved ceiling, radiator, white PVC double glazed window with a rear garden outlook, further white PVC double glazed window with a side garden aspect, additional sealed PVC double glazed side window, internal door leading to....

**Outer Lobby** With continuous ceramic tiled flooring, PVC double glazed outer door opening on to the rear gardens, PVC double glazed patterned glass window to side, access to....

**Downstairs Cloakroom** Comprising white suite with W.C. and wash hand basin with chrome taps and tiled splashback, continuous ceramic tiled flooring, space with plumbing for a washing machine, freestanding Worcester gas central heating boiler, white PVC double glazed patterned glass window to rear.

**First Floor Landing** Approached via a returning carpeted staircase with balustrade leading to a main central landing area, spacious and inset with a stained-glass leaded timber casement window to the front, high coved ceiling, large access to roof space, radiator.



**Master Bedroom One** 15' 10" x 14' (4.83m x 4.27m)  
 Approached independently from the landing via a white traditional style panel door leading to a large spacious master bedroom, inset with a hardwood sealed double glazed window with outlooks across the deep frontage gardens and drive and on to the pretty village of Peterstone Wentlooge with a view directly on to the historic church. High coved ceiling, large radiator, full range of fitted wardrobes with mirrored fronts and panel fronts together with a further range of cabinets, corner dressing table and chest of drawers.

**Bedroom Two** 13' 10" x 12' 4" (4.22m x 3.76m)  
 Independently approached from the landing via a traditional style pine panel door with chrome handle leading to a further double size bedroom, inset with a sealed double glazed hardwood window with outlooks across the large and level rear gardens and on to open green fields and woodland with outstanding views. Radiator, high coved ceiling, built out linen cupboard, full height wardrobe.

**Bedroom Three** 12' 9" x 8' 9" (3.89m x 2.67m)  
 Independently approached from the first-floor landing via a traditional style pine panel door with chrome handle. Sealed double glazed window with a front aspect over the deep frontage gardens and drive and on to the pretty village of Peterstone Wentlooge with a view directly on to the historic church. This room is also equipped with full height wardrobes, a workstation, cabinet and chest of drawers. Radiator.



**Bedroom Four** 12' 4" x 8' 9" (3.76m x 2.67m) Independently approached from the first-floor landing via a pine panelled traditional style door with chrome handle leading to a good size fourth bedroom, with high ceiling, radiator and a sealed double glazed hardwood window with outlooks across the large level rear gardens with views that extend across open green fields and on to distant hillside.

**Family Bathroom** 8' 9" x 6' 8" (2.67m x 2.03m) White suite with walls part ceramic tiled comprising oversize bath with chrome taps, large, shaped pedestal wash hand basin with chrome taps, W.C. with china handle, separate corner ceramic tiled shower cubicle with chrome shower unit including waterfall fitment and separate hand fitment with clear glass sliding shower doors and screen. Vinyl flooring, contemporary vertical radiator, air ventilator, patterned glass PVC double glazed window to rear.

**Outside Front Entrance Drive** Private off street vehicular entrance drive with space comfortably for three vehicles with space to extend.

**Front Garden** Level and chiefly paved inset with flower borders and garden trees, enclosed along two sides by timber fencing and to the front by low brick boundary walls surmounted with decorative railings and approached via a wide dropped kerb access with two brick pillars.



**Garage** 19' 7" x 8' 5" (5.97m x 2.57m) Integral and approached via an up and over door, equipped with electric power and light, a timber casement window to the side and a courtesy door that leads to the side garden and then on to the rear gardens.

**Rear Garden** A wonderful feature for this property, are the large and totally level rear gardens comprising of three lawns and three paved patio areas, inset with garden trees and edged with borders of shrubs and plants, enclosed by timber fencing on both sides, with an open rear aspect over a ream and on to extensive green fields with an outlook that travels over countryside and woodland and towards distant hillside. A beautiful, picturesque setting unspoilt and protected. Within the garden there is also a garden pond and a large, detached summer house which is currently used for storage but benefits electric power and light with French doors and four windows. There is an additional garden shed neatly concealed to the side, hiding the freestanding modern oil tank which leads on to the side garden which is reasonably wide with a hard concrete path and a timber garden gate that accesses the front garden and drive. There is an additional alternative side garden area that also includes a garden gate with a hard concrete path and a timber panel fence for privacy. Internal courtesy door that leads in to the garage. There are various outside lights throughout the side and rear gardens together with CCTV camera surveillance and a useful outside water tap.

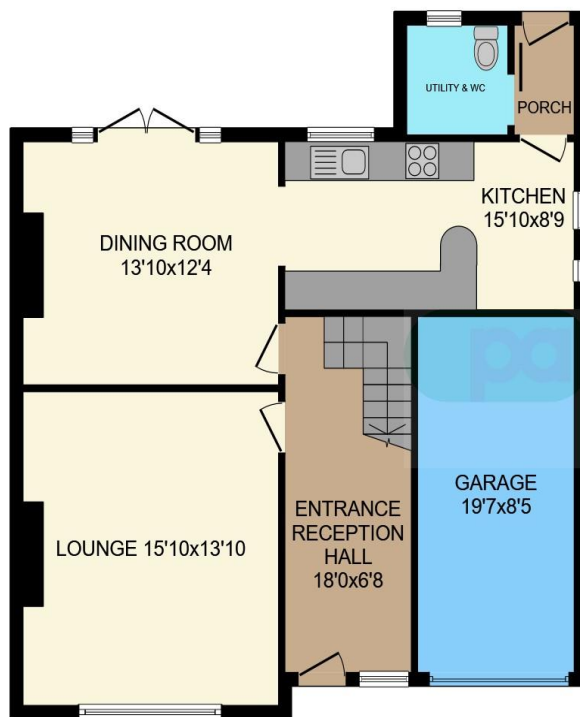






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Ground Floor



First Floor

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