

Trehedyn Lane

PETERSTON-SUPER-ELY, CARDIFF, CF5 6LG

GUIDE PRICE £400,000

**Hern &
Crabtree**



Trehedyn Lane

No chain. A fantastic opportunity to purchase this three bedroom bungalow, that offers a huge amount of potential for redevelopment, subject to the necessary permissions. The property is in need of complete renovation and is located in an idyllic position. Surrounded by similar style properties and within catchment for both Primary and Secondary education. The property offers walking distance into Peterston-Super-Ely and all its local amenities as well as access to Pendoylan Village and all that has to offer. There is easy commuting access to the M4 via the junction at Hensol within circa 10 minutes.

The accommodation is all set across one floor and briefly comprises; entrance hall, living room, kitchen, utility, three double bedrooms and family bathroom. To the outside there is a separate driveway accessed down the lane of Trehedyn Lane to a detached garage with both power and light. There are sizable gardens to the outside mainly laid to lawn. Private and secluded via mature hedgerows to all boundaries. Pedestrian access from Trehedyn Lane and separate driveway access in from the side garden.

Peterston-Super-Ely is regarded as one of the most desirable villages in The Vale Of Glamorgan. Good local facilities within walking distance including the Primary School of excellent reputation. Village shop/ post office, pub, Parish Church, village hall and playing field.



1019.00 sq ft

Entrance Porch

Entered via double doors with obscure glass, tiled floor.

Hall

Entered via double doors with glass panel, radiator, parquet flooring.

Living Room

15' x 13'3

Double glazed bay window to the front, radiator, parquet flooring, fireplace with tiled hearth.

Kitchen

10'4 x 10'2

Double glazed window to the side, base units, stainless steel sink and drainer, radiator

Utility

10'4 x 4'9

Window to the rear, door to the garden.

Bedroom One

13'1 x 11'5

Double glazed window to the front, radiator, parquet flooring.

Bedroom Two

8'10 x 12'3

Double glazed window to the side, radiator, parquet flooring.

Bedroom Three/Reception Room

12'3 x 8'11

Double glazed window to the rear, radiator, parquet flooring.

Rear Hall

Radiator, parquet flooring, access to loft space via ladder.

Bathroom

Obscure glazed window to the rear, walk in shower, w.c and wash hand basin, radiator, half tiled walls, laminate flooring.

Garden

Steps down to a paved area, gates to the side.

Garage

A brick built detached garage, power and light, two windows.

Front

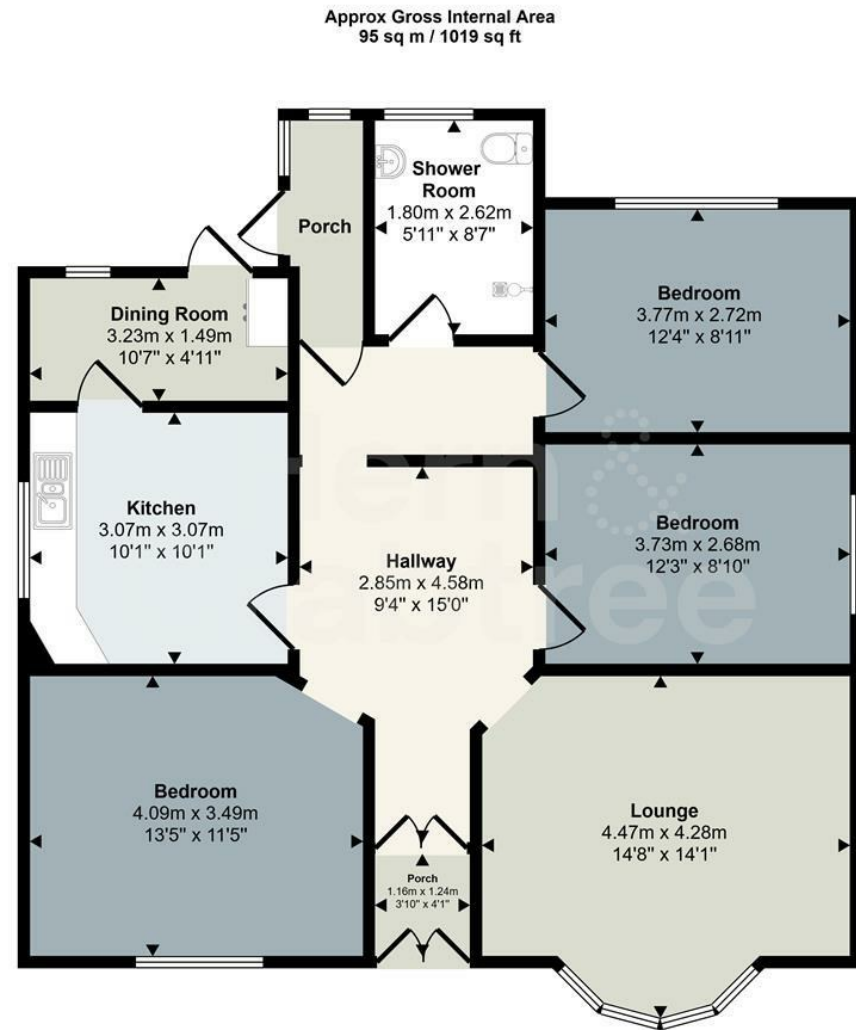
Hedge surround, pedestrian gate.

Tenure and additional information

We have been advised by the seller that the property is freehold, council tax band is








Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		83
(81-91) B		
(69-80) C		46
(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 

Good old-fashioned service with a modern way of thinking.



**Hern &
Crabtree**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.