



**15 HEOL LLANBEDR**  
**PETERSTON-SUPER-ELY**  
**CARDIFF CF5 6LP**

ASKING PRICE OF  
**£230,000**



## APARTMENT



**2**



**1**



**1**



**2**

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 847 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The Village of Peterston-Super-Ely includes a Church, garage, two public houses and a village shop, together with a local primary school, which is now a feeder school for Cowbridge Comprehensive School. There are further facilities available in the market town of Cowbridge which is approximately 8 miles to the west with a modern leisure centre and quality shops and restaurants etc. The City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, theatres and concert halls. The Village is also convenient for commuting, being a short drive to the M4 interchange at J34.

#### ENTRANCE

Entered via gated pathway to side door. Outside tap.

#### HALLWAY

16' 4" x 7' 0" (max)(4.99m x 2.14m)

Entered via double glazed composite door into hallway. Doors to two double bedrooms, lounge/diner and modern shower room. Airing cupboard. Radiator. Tiled flooring.

#### LOUNGE/DINER

15' 4" x 10' 9" (4.68m x 3.29m)

Hard wood herringbone flooring. Radiator. Door to kitchen and opening to conservatory.

#### CONSERVATORY

10' 11" x 9' 9" (3.35m x 2.98m)

Hard wood herringbone flooring. uPVC double glazed windows with insulated roof and French patio doors to beautiful rear garden. Radiator.

#### KITCHEN

19' 7" (max)x 10' 3" (max)(5.99m x 3.13m)

The kitchen is fitted with base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge/freezer, and washer/dryer. Two radiators. uPVC double glazed windows to side and rear with external side door to garden. Cupboard housing gas combination boiler

#### BEDROOM ONE

14' 6" x 9' 2" (4.42m x 2.80m)

uPVC double glazed window to front. Radiator.

#### BEDROOM TWO

10' 11" x 9' 8" (3.34m x 2.96m)

uPVC double glazed window to front. Radiator.

#### SHOWER ROOM

8' 2" x 5' 9" (2.51m x 1.76m)

A stylish suite to include low level WC, vanity enclosed wash hand basin and walk-in mixer shower with rainfall shower head and separate attachment. Tiled flooring. Towel radiator. Extractor fan. uPVC double glazed window to side. Storage cupboard.

#### OUTSIDE

#### REAR GARDEN

A delightful, sunny rear garden with recently paved patio. Laid to lawn with pathway to rear paved seating area and garden shed. Boundary fence and hedging.

#### PARKING

Two allocated parking spaces.

#### ADDITIONAL INFORMATION

Lease: 93 years remaining.

Ground rent £10 per annum.

Service charge £124 per annum.

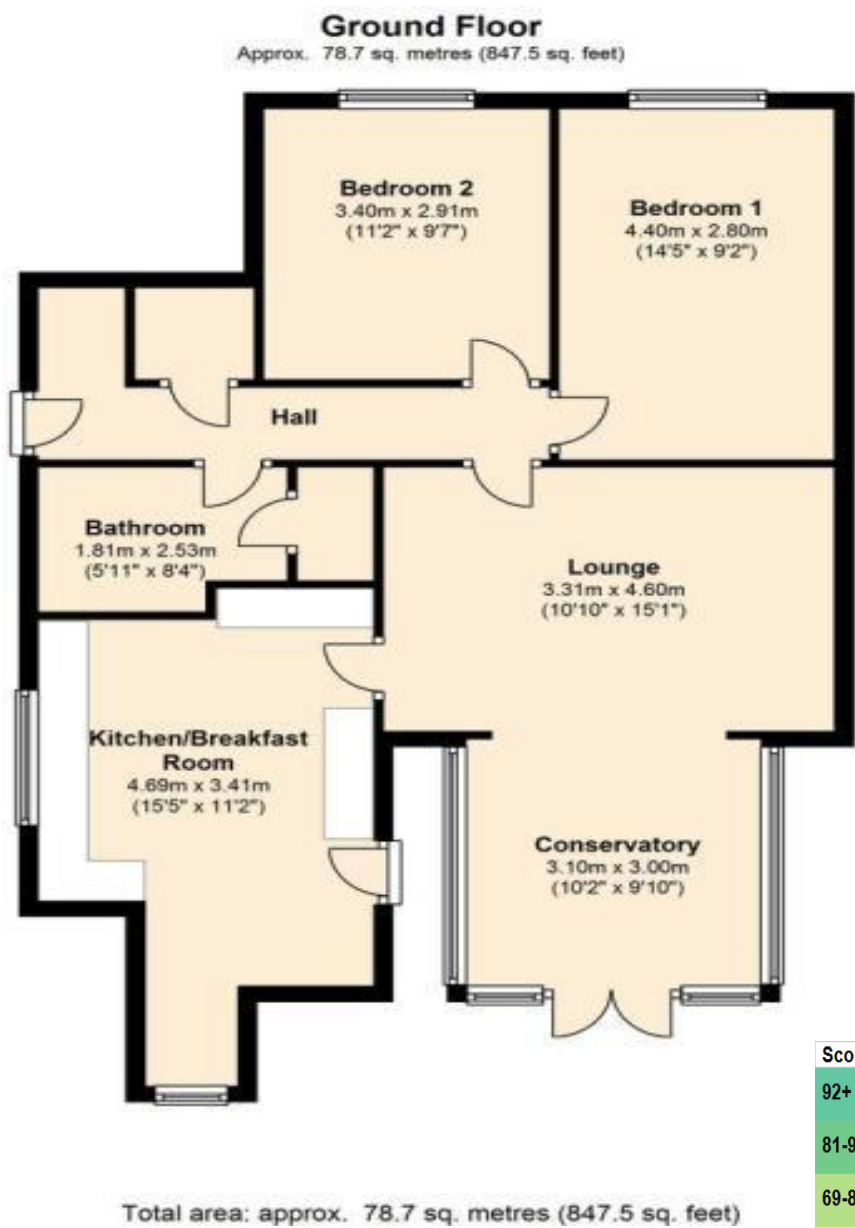




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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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