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**Morning Star Drope Road, St. George's-Super-Ely**  
**offers over £650,000**

 pablack

01446 772857  
enquiries@pablack.co.uk



## About the property

Generous and versatile family home occupying an idyllic position in rolling countryside in the charming rural village of St Georges Super Ely in the Vale.

Internally the property offers a kitchen/breakfast room, utility room, cloakroom/shower room, integral double garage with car inspection pit, dining room and living room with views over the swimming pool to the ground floor and four generous double bedrooms one with an en suite and two with verandas boasting countryside views to the first floor.

Externally the property benefits from a 30 ft swimming pool with glazed surround, driveway for several vehicles, rear garden with a stable which has electric and water supply.

St Georges super Ely, also known as St Georges, is a small village and community in the western outskirts of Cardiff, in the Vale of Glamorgan. Lying to the northwest of Culverhouse Cross, between Peterston-super-Ely and Michaelston-super-Ely.

## Accommodation

### Entrance Porch

Entered via uPVC front door, uPVC double glazed windows, recessed display cabinet, tiled flooring, radiator, door to hall.

### Hall

Door leading to dining room, stairs leading to the first floor, carpeted.

### Dining Room

17' (Max) x 14' 6" ( 5.18m (Max) x 4.42m )

uPVC double glazed sliding doors leading to the pool, doors to kitchen and living room, radiator, wood effect flooring.

### Living Room

18' 3" x 12' 10" (Max) ( 5.56m x 3.91m (Max) )

uPVC double glazed window to rear overlooking the pool, uPVC double glazed window to front, fire place with log burner, radiator, carpeted.

### Kitchen / Breakfast Room

18' 3" x 13' 1" (Max) ( 5.56m x 3.99m (Max) )

Units to base and wall height, worktops inset with electric hob and extractor hood over, stainless steel sink and drainer with tap over, tiled splash backs, integrated oven and grill, dishwasher, under stair storage cupboard, uPVC double glazed window to rear overlooking the pool, uPVC double glazed window to front, radiator, wood effect flooring, door to utility room.

### Utility Room

10' 5" x 7' 10" ( 3.17m x 2.39m )

Cupboards to base height, worktop with space and plumbing for appliances underneath, door to cloakroom/shower room, radiator, tiled flooring.





### Cloakroom/shower Room

7' 9" (Max) x 5' 1" ( 2.36m (Max) x 1.55m )  
Shower cubicle, WC, wash hand basin, uPVC double glazed window to front, radiator, tiled walls and flooring.

### Rear Porch

uPVC double glazed door and side panel, uPVC double glazed door to utility room, door to integral garage, tiled flooring.

### Garage

19' 10" x 19' 10" ( 6.05m x 6.05m )  
Double garage with car inspection pit, uPVC double glazed windows to rear and side, 'Worcester' boiler, electrical sockets and lighting, electric roller doors to front.

### Landing

Decorative stained glass window to front, airing cupboard housing water tank.

### Bedroom One

18' 3" x 12' 3" ( 5.56m x 3.73m )  
uPVC double glazed window to front with far reaching countryside views, uPVC double glazed door leading to balcony with views over the pool, garden and countryside beyond, uPVC double glazed window to rear, door to en suite with WC and wash hand basin, door to inner hall with shower cubicle. Radiator.



### Bedroom Two

uPVC double glazed sliding doors leading to balcony with views over the pool, garden and countryside beyond, radiator.

### Bedroom Three

A further double bedroom with uPVC double glazed windows to front with far reaching countryside views, wood effect flooring, radiator.

### Living Room

A fantastic size versatile room with uPVC double glazed windows to front, side and rear which capture the fantastic panoramic countryside views. Radiators, uPVC double glazed door with external stairs leading to the ground floor.

### Bathroom

10' 9" x 6' 5" ( 3.28m x 1.96m )  
Sunken bath, WC, pedestal wash hand basin, uPVC double glazed window to rear, tiled walls, radiator.

### Shower Room

Shower cubicle, vanity wash hand basin unit, radiator, uPVC double glazed window to rear, tiled walls, wood effect flooring.



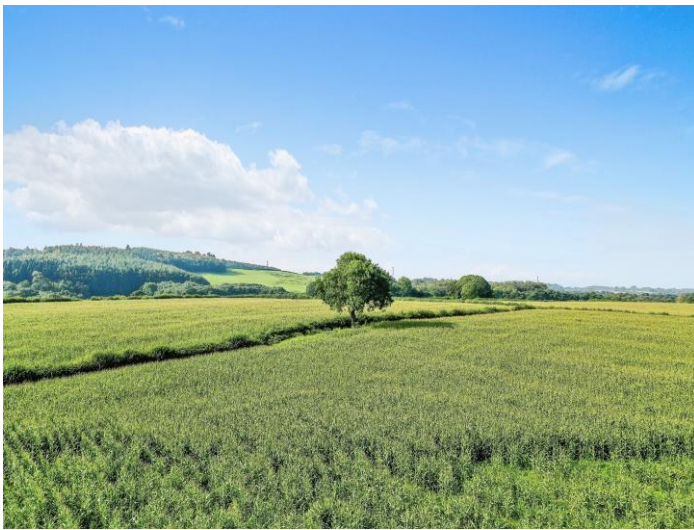
### To The Exterior

#### Pool

Concrete built pool measuring 30 ft x 15 ft with roll up cover and glazed surround.

#### Rear Garden

Mostly laid to lawn with stone walls and shrubs to boundaries, mature fruit trees, cold water tap, large tarmac driveway, access to the front of the property. Detached stone built stables with electricity and water supply that had previous planning to convert into a dwelling.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.