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Tyddyn Castan Duffryn Crescent, Peterston-Super-Ely Vale Of Glamorgan

£775,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

An impressive and well presented five double bedroom family home which is being sold with no onward chain.

With an enviable position within the highly sought after and exclusive Wyndham Park development, it offers versatile and spacious accommodation throughout and it is clear that careful consideration to maximise the natural light exposure was taken and can now be enjoyed in all aspects of the property.

Positioned on a spacious plot and set back from the tree lined road you will benefit from delightful views with landscaped gardens and grounds, overlooking fields and woodland to the rear, two entrance driveways providing ample parking, and two electric fob operated doors to double garage.

Internally, each room offering excellent proportions and briefly comprising of entrance porch, large and welcoming reception hallway, dining room, lounge with feature electric fire, kitchen/ breakfast room with cloakroom and separate utility room.

Upstairs are five double bedrooms three with built in wardrobes and storage an en-suite to the master bedroom, separate shower room and a superb, modern four piece family bathroom with Jacuzzi bath. A boarded loft space and plenty of storage throughout this wonderful home.

Despite this popular rural location there are excellent Village facilities within

Accommodation

Location

The small rural village of Peterston Super Ely is a hive of activity and amenities with a thriving community with its own primary school, Post Office/village shop, Church and Community Hall, pub, garage, playing field and playground, and a multi use games area for tennis and other sports. The location is also catchment for Cowbridge Comprehensive School. The village is set within the valley of the River Ely in the Vale of Glamorgan just off the A48 and some 7 miles west from Cardiff centre with the M4 motorway at junctions 33 and 34 close by.

Entrance Porch

Obscure glazed door. Windows to either side. Radiator. Alarm panel. Limestone tiled floor.

Reception Hallway

Glazed door from entrance porch with glazed side panels giving an immediate impression of light and space. Continuation of Limestone tiled floor. Stairs rising to the first floor. Door to storage cupboard, further door to understairs storage cupboard. Doors to all ground floor rooms

Dining Room

12' 11" x 12' (3.94m x 3.66m)
Another light room with double glazed windows overlooking both the front and side aspects. Fitted carpets and radiator

Lounge





19' 8" x 15' 10" max (5.99m x 4.83m max)
Fine principal reception room entered via double doors from the reception hallway. A large window overlooking the front garden and double glazed French doors leading out to the garden. Fitted carpets, two radiators and a feature, wall mounted electric fire.

Kitchen / Breakfast Room

28' 8" max x 12' 1" (8.74m max x 3.68m)
An impressive, bright and social space. The kitchen which has been refitted in recent years offers an extensive range of neutral wall and base units, including some display units with Quartz worksurfaces over with matching central Island unit with pop up plug socket and additional storage. Integrated appliances include, double "AEG" oven, "AEG" microwave and dishwasher. Induction "Hotpoint" hob and chrome cooker hood over. Stainless steel sink and drainer underneath a large double glazed window to the side aspect. The broad range of kitchen units continue along one wall in to the breakfast room with connecting dining table. Ceramic floor tiles, radiator and French doors opening out on the side garden

Utility Room

13' 4" x 9' 2" (4.06m x 2.79m)
Wall and base units with worksurface area and inset sink and drainer. Space and plumbing for dryer and



separate washing machine. Central heating boiler which was last serviced in October 2023. Continuation of ceramic floor tiles. Radiator. Door leading to rear garden and door in to the double garage.

Cloakroom

Accessed from the reception hallway with firstly a handy storage area with hooks for coats and then door into the cloakroom. Luxury suite in white comprising wash hand basin within vanity unit, fully tiled floor, part tiled walls. Low level w.c and obscure glazed window to the front.

First Floor Landing

Easy graded dog leg staircase from reception hallway with large feature window allowing natural light to come flooding in to this space and opening on to spacious carpeted landing. Access to boarded attic space with pull down ladder and light. Airing cupboard housing hot water tank and doors to all first floor rooms

Master Bedroom

17' 8" max x 19' 9" (5.38m max x 6.02m)
Large principal bedroom with double glazed windows to the front and rear aspects. Two wardrobes either side of the bed with overhead storage cupboards, built in bedside cabinets and matching dressing table.



Additional build in storage cupboard. Two radiators, fitted carpets and door to ensuite

Master En-Suite

Recently re fitted with a luxurious, modern four piece suite by Porcelanosa, comprising double shower cubicle with sliding glass door, bath, low level w.c, round wash hand basin set with vanity unit with wall mounted mirror. Inset ceiling lighting, walls and floor fully tiled. Wall mounted radiator and towel rail. Obscure glazed window to the front.

Bedroom Two

18' 6" max x 18' 4" (5.64m max x 5.59m)
Double glazed windows to the side and another to the rear with far reaching countryside views. Large built in double wardrobe. Two radiators and fitted carpets

En-Suite Shower Room

Double glazed windows to the side and another to the rear with far reaching countryside views. Large built in double wardrobe. Two radiators and fitted carpets

Bedroom Three

17' 2" upto wardrobes x 12' (5.23m upto wardrobes x 3.66m)



Dual aspect views with windows to the front and side. Two double built in wardrobes, two radiators and fitted carpets

Bedroom Four

13' 7" x 10' 2" max (4.14m x 3.10m max)
Handy recess for freestanding wardrobes. Double glazed windows to side and rear. Fitted carpets and radiator

Bedroom Five

13' 7" x 8' 5" (4.14m x 2.57m)
Utilised as a study currently, window to side aspect, fitted carpets and radiator

Family Bathroom

A beautiful four piece bathroom suite which was replaced 10 years ago. Includes a large wet room style walk in shower with tiled walls. Fitted with a raindance shower, Jacuzzi bath with pull out handheld attachment and plinth lighting. Wide wash hand basin with vanity unit, pull out drawer, and matching storage cupboard. Large wall mounted vanity mirror with illuminated "touch" feature. Low level w.c. Two tone wall and floor tiles, two heated towel radiators in chrome, spotlights and large obscure glazed window to the side aspect.



Double Garage

Two electric remote control up and over doorways, which were replaced in May 2022. Electric lighting and power. Useful workbench. Internal doorway to utility room.

Outside

Gardens And Grounds

This spectacular property benefits from two driveways on either side the first being finished in a "Natratex" surface and the second being a resin bonded driveway which widens to provide parking spaces for numerous cars and access to the double garage. The front garden is mainly laid to lawn with hedge, tree and rockery borders. Well stocked shrubbery borders flank the two driveways with gated pedestrian access to either side of the property.

The rear garden has been designed for low maintenance and to enjoy the far reaching countryside and woodland views. Access can be gained via the two pedestrian gates, the utility room, lounge and kitchen/breakfast room.

A large raised paved sun terrace in a slate finish, perfect for outdoor dining and wonderful views. Two split level areas laid to artificial grass with borders planted with



vast array of colourful plants and shrubs interspersed with seasonal colour. A fish pond, two external plug sockets, area for a vegetable garden, shed, greenhouse and fruit net all to remain. There is an attractive wooded area and a stream that runs along the boundary of this property.

Agents Note

The physical boundaries of the rear garden do not currently align with the land registry plans. An adverse possession claim is currently being processed by the solicitors. For further details, please contact the branch.



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