



Heol Llanbedr, Peterston-Super-Ely

£210,000-£220,000

- GUIDE PRICE £210,000 - £220,000
- First floor maisonette with ample storage and gardens to the front and rear
- Separate lounge and kitchen with balcony off
- Two double bedrooms and a study
- Off road parking space
- Village Location of Peterston-Super-Ely. Wide ranging amenities and easy commuting links
- Close proximity to Peterston-Super-Ely primary school
- EPC Rating: C



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About the property

This two bedroom maisonette is located within a highly sought after area celebrated for its proximity to reputable schools, local amenities, expansive green spaces, and nearby parks. This versatile property is ideally suited to first-time buyers, downsizers, or small families keen to embrace comfortable and convenient living. The spacious separate reception room, showcases a charming fireplace providing a warm and inviting focal point perfect for relaxing or entertaining guests. The kitchen benefits from direct access to a balcony, creating an excellent space for morning coffee or alfresco dining, while an additional dedicated study room offers flexibility for home working or as a quiet reading nook. The two generous double bedrooms are thoughtfully designed to maximise space and comfort. The property also benefits from a modern bathroom. Externally, residents will enjoy the advantages of private parking and a delightful garden enhanced further by its south-facing aspect, creating an idyllic setting for summer gatherings and outdoor enjoyment. Set within easy reach of transport links and the surrounding community amenities, this maisonette seamlessly combines urban convenience with peaceful residential surroundings. With its blend of comfort, unique features, and coveted location, this is an outstanding opportunity not to be missed. Arrange your viewing today to truly appreciate all this inviting home has to offer.





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 Hallway

Entered via partly glazed composite door, UPVC double glazed window to side, storage cupboard, tiled flooring, stairs leading to the first floor.

First Floor Hallway

UPVC double glazed window to side, doors leading to kitchen, study, lounge, two bedrooms and bathroom, storage cupboard, radiator, carpeted.

Study

7' 7" (Max) x 6' 2" (2.31m (Max) x 1.88m)

UPVC double glazed window to front, wall mounted Worcester boiler, carpeted.

Lounge

15' 3" x 10' 11" (4.65m x 3.33m)

UPVC double glazed window to rear with countryside views, gas fire, radiator, carpeted.

Kitchen

10' 5" (Max) x 10' 3" (Max) (3.17m (Max) x 3.12m (Max))
Units to base and wall height, worktops with matching upstands inset with stainless steel sink and drainer, four ring gas hob with oven below and stainless steel splash back and extractor hood over, integrated fridge and freezer, space for washing machine. Vinyl flooring. UPVC double glazed window to side, UPVC partially glazed barn style door leading to the balcony.

Bedroom One

14' 4" x 9' 1" (4.37m x 2.77m)

UPVC double glazed window to front, radiator, carpeted.

Bedroom Two

11' x 9' 9" (3.35m x 2.97m)

UPVC double glazed window to front, radiator, carpeted.

Bathroom

UPVC double glazed obscure window to side, shower over bath, pedestal wash hand basin, push button WC, partially tiled walls, chrome ladder style radiator, extractor fan.

Front Garden

Laid to lawn with path leading to the front door and to the rear garden, one parking space.

Rear Garden

Mostly laid to lawn with garden path, shrubs and hedgerow to boundaries, washing line, garden shed.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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