



 5  3  3

“Hafanydd” Gwern Y Steeple, Peterston-Super-Ely, Vale of Glamorgan

£725,000

 **peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

Located in the heart of the sought-after village of Peterston-super-Ely, this beautifully extended five-bedroom home offers spacious and versatile family living within a thriving village community.

The property centres around a stunning kitchen/dining room and impressive living room, both opening onto the rear garden through bi-fold doors, creating the perfect space for family life and entertaining. A cosy front reception room with log burner, separate utility room and ground floor WC complete the ground floor.

Upstairs, the principal bedroom enjoys garden views, a Juliet balcony and en-suite, while the second bedroom also benefits from en-suite facilities. There are two further double bedrooms and a fifth bedroom, currently used as a home office.

Outside, the mature rear garden features attractive patio areas, ideal for relaxing and entertaining, while a driveway providing parking for multiple vehicles and a garage complete this fantastic family home.

Accommodation

Porch

Entered via composite door with skylight and side panel, UPVC double glazed window to front, stone flooring, UPVC double glazed door leading to the hallway.

Hallway

Double opening doors leading to the second reception room, large storage cupboard, stairs leading to the first floor, oak flooring, radiator.

Reception Room Two

22' 1" x 14' 9" (Max) (6.73m x 4.50m (Max))

UPVC double glazed window to front and side, log burner with slate hearth, radiator, under stair storage cupboard, oak flooring, door to rear hallway.

Rear Hallway

Doors leading to kitchen / dining room, second reception room, utility, cloakroom and garage. Storage cupboard, tiled flooring, radiator.

Cloakroom

UPVC double glazed obscured window to front, push button WC, wash hand basin with tiled splashback, radiator, tiled flooring.

Utility Room

9' 5" x 4' 5" (2.87m x 1.35m)

UPVC double glazed obscured door leading to the side of the house, granite worktop inset with Belfast sink, space for appliances, radiator, tiled flooring.





Reception Room One

24' 8" (Max) x 17' 4" (Max) (7.52m (Max) x 5.28m (Max))

UPVC double glazed bi fold doors leading to the rear garden, log burner with slate hearth, fitted shelving and cupboards, UPVC double glazed windows to sides, door leading to the kitchen / dining room, oak flooring.

Kitchen / Dining Room

22' 10" x 15' 3" (Max) (6.96m x 4.65m (Max))

A fantastic open plan social living space with access to the rear garden.

Kitchen area:

Units to base and wall height, granite worktop with matching upstand inset with stainless steel sink, Rangemaster range cooker with stainless steel splash back and Rangemaster extractor hood over, integrated microwave, wine cooler, integrated dishwasher, space for upright fridge/freezer. Breakfast bar, vertical radiator, tiled flooring, Velux window.

Dining area:

Apex glazed ceiling, UPVC double glazed bi fold doors leading to the rear garden, continuation of tiled flooring.



First Floor Landing

UPVC double glazed windows to rear, doors leading to five bedrooms and bathroom, large storage cupboard, oak flooring.

Bedroom One

20' 8" (Max) x 13' 1" (Max) (6.30m (Max) x 3.99m (Max))

UPVC double glazed French doors with Juliette balcony, UPVC double glazed obscured window to side, fitted wardrobes, radiators, oak flooring, opening to en suite.

En Suite

Double sinks with granite worktops and cupboards below, tiled flooring, door to shower room comprising of rain head shower with glazed door and tiled surround, push button WC, chrome ladder style radiator, UPVC double glazed obscured window, tiled flooring.

Bedroom Two

12' 11" x 9' 9" (Max) (3.94m x 2.97m (Max))

UPVC double glazed window to front and side, fitted wardrobe, oak flooring, radiator, door to en suite.



En Suite

Shower cubicle with electric shower and tiled surround, push button WC, wash hand basin with cupboards below, chrome ladder style radiator, extractor fan, tiled walls and flooring.

Bedroom Three

13' 5" (Max) x 11' (4.09m (Max) x 3.35m)

UPVC double glazed windows to front and side, fitted wardrobes, oak flooring, radiator.

Bedroom Four

11' 5" (Max) x 9' 4" (3.48m (Max) x 2.84m)

UPVC double glazed window to front, fitted wardrobe, radiator, oak flooring.

Bedroom Five

7' 8" x 5' 9" (2.34m x 1.75m)

UPVC double glazed window to front, radiator, oak flooring.

Family Bathroom

Shower cubicle with electric shower, wash hand basin, push button WC, spa bath with hand held shower



attachment, chrome ladder style radiator, Velux window, tiled walls and flooring.

Front Exterior

Paved driveway for multiple vehicles, low wall to boundary, access to the garage. Side access to the rear of the property.

Garage

13' x 10' (3.96m x 3.05m)
Power and lighting, space for appliances.

Rear Garden

Beautiful mature garden laid to patio and lawn. Shed, fencing to boundaries, gate for access to the front of the property.





01446 772857

enquiries@pablack.co.uk



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

