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1 Tai Llanbedr, Peterston-Super-Ely, CF5 6LN

The Vale of Glamorgan

# 1 Tai Llanbedr

Peterston-Super-Ely, Cardiff

From Cowbridge travel East along the A48. Proceed through the village of Bonvilston, Of the traffic lights turn left. Proceed along this country road, down the hill and through Gwern-Y-Steeple. Continue into the village of Peterston-Super-Ely. The Property is phoned on the left-hand side opposite the horseshoes public house.

What3Words: hurray.orbit.song

Offered to the market for the first time in over 60 years, this three bedroom, semi-detached property lies in the heart of Peterston-Super-Ely and offers significant potential for extension.

Council Tax band: E

Tenure: Freehold





## 1 Tai Llanbedr

This much-loved three-bedroom semi-detached family home is offered to the market for the first time in over 60 years. It lies in the centre of the highly sought-after village of Peterston-Super-Ely, which is a vibrant, semi-rural village with excellent commuting options into Cardiff. Conservatory ENTRANCE HALL/SUNROOM. UPVC double-glazed windows to three aspects, pitched polycarbonate roof, with ceramic tile flooring and wall light points. The inner hall has a window to the rear with views of the garden, stairs rising to the first floor with under-stairs storage below. The LOUNGE/DINING ROOM is located at the front of the property. This light and airy room enjoys the sun for much of the day. Once two rooms, opened to create this larger space, it benefits from a gas real-flame fire set on a dressed stone fireplace with display mantle and side recess. The KITCHEN, with window to the rear, offers a range of pine base and wall-mounted units. It has space and plumbing for a gas cooker and washing machine. A part-glazed door leads into a REAR HALLWAY, which gives access to a cloakroom housing a low-level WC and a store/utility room. It also provides access into the rear garden.

The first-floor LANDING, with window to the rear, has a loft inspection point and gives access to the bedrooms. BEDROOMS ONE AND TWO are both generous-sized double bedrooms, situated at the front of the house with views over the village and surrounding countryside. BEDROOM ONE has a built-in linen cupboard with fitted shelving. BEDROOM TWO has built-in wardrobe units, one of which houses a modern Worcester gas-fired combi boiler installed in December 2025. BEDROOM THREE, a single bedroom with views over the rear garden and an over-stairs storage cupboard. The FAMILY BATHROOM has a white three-piece suite with an electric shower over the panelled bath, storage below the sink unit, and a low-level WC.

To the front of the property is an enclosed lawned garden with paved pathways and mature shrub and flower borders. To the rear, a paved patio extends from the rear of the house to a lawned garden with mature trees and shrubs and paved pathways. There is potential to create off-road parking within the rear garden, subject to the relevant planning permission.

NOTE: The property was built of non-conventional construction, being steel-framed with concrete panels. The executor informs us that works were carried out in the 1980s by the Vale of Glamorgan Council to enhance the structure; however, no certifications for the works completed are available. We advise all potential purchasers to discuss this with their mortgage brokers.



**AWAITING FLOORPLANS**



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