



Brynderi Trehedyn Lane, Gwern-Y-Steeple,
Peterston-Super-Ely, CF5 6LG

Watts
& Morgan



Brynderi Trehedyn Lane, Gwern-Y- Steeple Peterston-Super-Ely, CF5 6LG

Guide Price £1,050,000 Freehold

5 Bedrooms | 4 Bathrooms | 4 Reception Rooms
Double Garage | 0.4 Acre Plot

A truly delightful and immaculate, detached, five bedroom family home nestled within the hamlet of Gwern-y-Steeple. Within a short distance to the ever popular and well-regarded village of Peterston-Super-Ely with all its amenities. Enjoying a generous plot totaling 0.4 acres with beautifully manicured wrap-around gardens.

Accommodation over 4000 sq ft to includes; entrance porch, impressive hallway, two reception rooms with log burners and large kitchen/breakfast room. Also playroom/study, sunroom, utility/boot room and WC. First floor landing offering five double bedrooms, two with en-suites, plus a shower room and luxurious family bathroom. Gated driveway parking and a double garage with workshop and hobbies room above. Several outbuildings to include; quality greenhouse, seating pod, log store, timber shed and outside WC. Viewing highly recommended to fully appreciate this wonderful, well-maintained property.

Cowbridge School Catchment. EPC Rating; C.

Directions

Cowbridge Town Centre – 6.3 miles

Cardiff City Centre – 12.1 miles

M4 Motorway – 3.7 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

Brynderi was originally built in the 1930s as a detached bungalow, but has been thoughtfully extended and fully renovated by the current owners into a substantial family home. This well-presented and immaculate accommodation offers over 4000 sq ft to include; three reception rooms, four bathrooms and five double bedrooms surrounded by its own 0.4 acre plot of impeccably manicured gardens.

The entrance porch opens into an impressive hallway with dining area, and features a half turn staircase leading to the first floor. There is beautifully restored original herringbone wood-block flooring and a cast-iron decorative fire surround with slate hearth.

There are two large reception rooms, both with views over the garden and log burners set within ornate fireplaces with slate hearths. Within the larger lounge, the 8kw stove contributes towards the hot water and heating. A glass panel door, leads seamlessly into the quality 'Baltic' pine conservatory with pitched roof, which enjoys views over and access out to the side garden and enjoys morning sunlight.

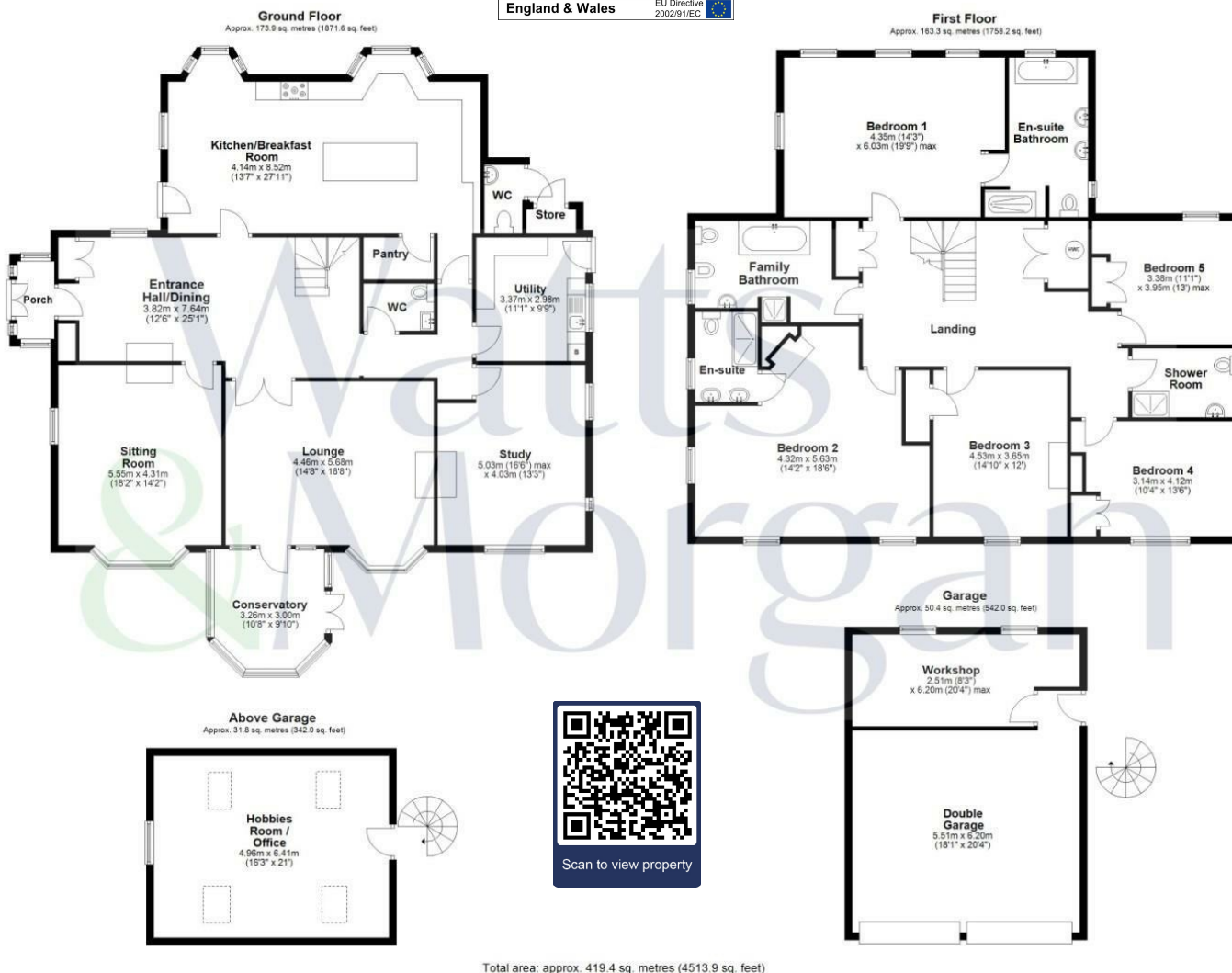
To the heart of this family home lies the kitchen/breakfast room offering wonderful views over south-facing gardens. Fitted with a range of solid, bespoke wall and base units with central island. Appliances were fitted to remain to include; freestanding range cooker with 5-ring gas hob, separate double oven will grill, micro oven, dishwasher and larder fridge. This ideal family/entertaining space has traditional quarry tiled flooring. There is also a walk-in shelved pantry cupboard with tiled cold shelf providing ample storage. Adjacent to the kitchen is the utility/boot room with access onto the rear courtyard and veg garden. This room offers ample fitted storage and plumbing for appliances.

Completing the ground floor is a multi-purpose playroom/study, along with a contemporary 2-piece cloakroom/WC.

The gallery landing has a built-in double storage cupboard and separate airing cupboard which houses the coiled water tank. From here there is access into the partially boarded loft space with pull-down ladder, Velux windows and lighting. To the first floor are five spacious double bedrooms, two with luxury en-suites with underfloor heating. The other bedrooms share use of a 3-piece shower room, and a superb 5-piece family bathroom featuring a dual-ended bath with separate shower enclosure.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GARDENS AND GROUNDS

Brynderi sits on an impressive and substantial plot totaling 0.4 acres. Approached off the main road into Peterston-Super-Ely, onto a large gated driveway providing off-road parking for several vehicles. This in turn leads to the detached double garage with electric roller doors and workshop within, plus hobbies room/office/gym above accessed via an external spiral staircase. The garage itself was re-built in 2000 to a high spec with stone cladded walls and full power supply.

The full enclosed, mature lawned front garden features a winding footpath leading to the front door with planted borders, filled with colourful foliage. This wrap-around plot is centred around the lawn with wildflower area, and offers a variety of mature fruit trees, to include apple and cherry, evergreen shrubs, rose bushes and wisteria. Within the garden are flagstone and cobbled patio areas, ideal to entertain and for al-fresco dining. Several outbuildings to remain to include; a quality 'Accoya' timber greenhouse to the south-aspect with summer seating pod, and to the rear is a large purpose-built wood store with adjoining recycling store and separate timber storage shed, plus outside WC and tool store. This rear area also has a well-established vegetable garden with patio, and additional lawned section.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (fitted 2022). Underfloor heating to en-suites. Council tax band: H.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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