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**14 Cory Crescent**

Peterston-Super-Ely,  
The Vale of Glamorgan,  
CF5 6LS

# 14 Cory Crescent

Asking price **£799,999**

Fabulous, five bedroom detached extended character house on the highly sought after Wyndham Park development and enjoying a lovely, private south facing rear garden.

Delightful detached five bedroom family house in a highly sought after and conveniently located Vale village

Entrance hall and cloakroom, living room with wood burning fire, sitting room, study/ gaming room and large dining room, open plan to kitchen, utility room and boot room

Ground floor annex combining bedroom, study area and shower room

Four first floor bedrooms, family bathroom and en-suite shower room

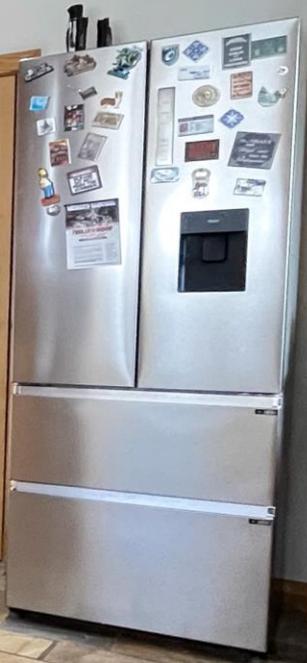
Extensive parking and lawned front garden

Private and south facing rear garden with large, sheltered paved sitting area and lawn

Desirable, thriving village community with easy commuting access to Cardiff

Cowbridge Comprehensive catchment





Fabulous, five bedroom detached extended character house on the highly sought after Wyndham Park development and enjoying a lovely, private south facing rear garden.

Traditionally styled composite door with glazed side panel to ENTRANCE PORCH, patterned tiled floor. HALLWAY, quarter turn oak staircase with understairs cupboard. CLOAKROOM, white suite in a traditional style, wash hand basin and vanity cupboard, low level WC with white granite worktop, fully tiled walls and frosted double glazed windows, tiled floor. LIVING ROOM, Upvc double glazed window to front elevation, additional windows to side, timber floor, recessed wood burning fire on a slate hearth, recessed lighting, glazed double doors to rear SITTING ROOM, stone tiled floor, part pitched ceiling with recessed lighting, double glazed windows and French doors to private south facing rear garden.

Double doors from kitchen and door from hallway to STUDY/ GAMING ROOM with fitted wall lights and timber floor. KITCHEN, Shaker style timber fronted base and wall cupboard with granite worktops, inset stainless steel sink and drainer, integrated appliances including double oven, microwave, gas hob, extractor with space and plumbing for dishwasher and fridge freezer, stone tiled floor and double glazed windows to side elevation. Open plan to a large rear DINING ROOM, timber flooring and double glazed French doors and side panels to rear garden. UTILITY ROOM double glazed Velux window, fitted base cupboard with roll top work surface and stainless steel sink, space and plumbing for washing machine and tumble dryer. BOOT ROOM Ideal Mexico mains gas central heating boiler, coat and boot area.

Door from utility room to a useful and versatile ANNEXE which combines DOUBLE BEDROOM, timber effect floor and double glazed window, STUDY area with recessed lighting and light well and EN-SUITE SHOWER ROOM. White suite which includes low level WC, wash hand basin and tiled shower cubicle with glazed shower screen and electric shower attachment.

Large galleried LANDING, recessed lighting, deep airing cupboard, with foam lagged tank. PRINCIPLE BEDROOM, part pitched ceiling and excellent bank of floor to ceiling fitted wardrobes and double glazed window to rear garden. EN-SUITE SHOWER ROOM, fully tiled shower enclosure with fixed screen and mains shower attachment, low level WC and wash hand basin with fitted vanity cupboards, frosted double glazed window to side elevation. BEDROOM TWO, double room with pendant light and wide double glazed window to rear aspect. Double BEDROOM THREE with Upvc double glazed window to front garden. BEDROOM FOUR combining a small reception area with built-in wardrobes, open plan to the main bedroom space with pendant light and double glazed window to side elevation. FAMILY BATHROOM, white Heritage suite, panelled bath with mixer tap, shower and shower screen over, low level WC and pedestal wash hand basin with vanity cupboard, fully tiled to floor and walls, frosted double glazed windows and chrome heated towel rail.

Lawned front garden with gravelled driveway extending across the front of the property and providing excellent parking and fringed by a natural sandstone paving. Outside lights and store space to side. Side gate and gravelled path to rear where there is a large south facing porcelain tiled sitting area which has been recently hard-landscaped, raised border with shrubbery and steps up to the main rear lawn which is level and enclosed by fenced and hedge boundaries.

Peterson Super Ely is a charming and vibrant village with a strong sense of community. It offers a welcoming atmosphere, complete with two pubs which are within walking distance, making it a perfect spot for social gatherings. The village is home to a well-regarded school, ensuring families have access to local education. For outdoor enthusiasts, there is a playground, playing fields, and a village hall, all of which provide great spaces for recreation and community events. It's an ideal place for those seeking a balance of rural living with convenient amenities.





## Directions

From our Cowbridge office travel in an easterly direction up the High Street through the traffic lights filtering onto the A48 heading towards Cardiff. Drive through Bonvilston, taking the next left towards Peterston Super Ely and Pendoylan. Follow this road until it forks, taking the right hand fork through Gwern Y Steeple, and on approaching Peterston village, turn right immediately before crossing the river into "Wyndham Park". Go to the top of Main Avenue turn left into Cory Crescent, where 'No 14' lies on your right hand side.

What3words: solar.thin.stars

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity.  
Council Tax Band H  
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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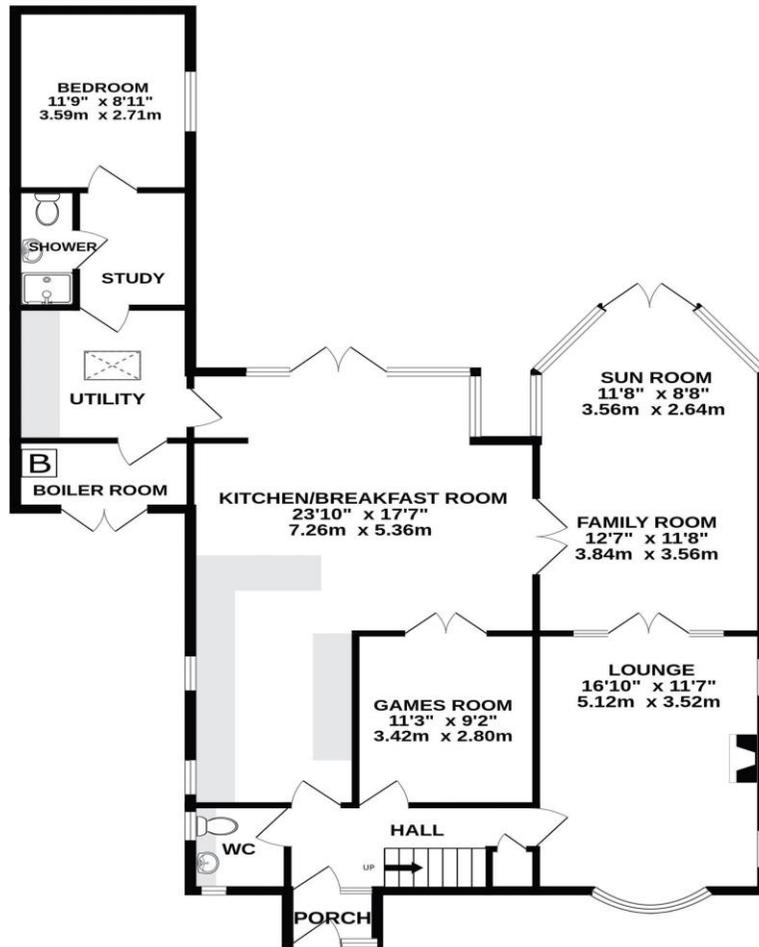
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**hrt** Est. 1926 **RICS**

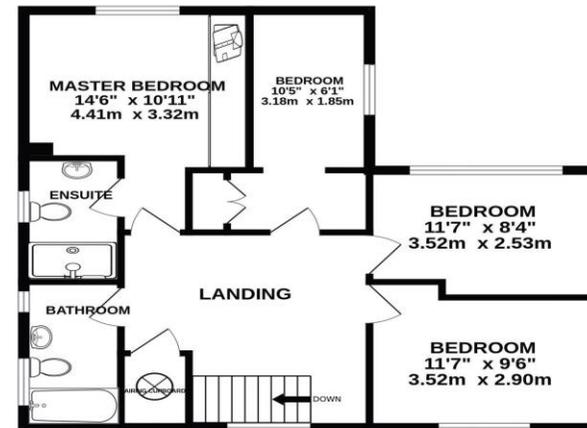
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GROUND FLOOR  
1312 sq.ft. (121.9 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 1983 sq.ft. (184.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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