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## Pwll-y-Myn Crescent, Peterston-super-Ely, Cardiff

FROM £680,000 Freehold

SCAN ME

Olivia Louise are delighted to present this impressive five-bedroom residence set within the highly desirable village of Peterston-super-Ely. Offering refined and versatile living and generously proportioned accommodation throughout. Ideally positioned for excellent schools & local amenities



Located on the popular Wyndham Park estate is this substantial and beautifully proportioned five-bedroom family residence, positioned within the highly desirable village of Peterston-super-Ely.

Offering generous accommodation and versatile living space, this impressive home blends countryside tranquility with exceptional connectivity; ideal for families seeking refined village living within easy reach of Cardiff. As a Grade II Listed residence, the property is recognised for its architectural and historic significance within Wyndham Park. This designation protects the character and integrity of the home, ensuring its distinctive features are preserved for generations to come.

This attractive residence offers excellent proportions throughout, with two well-appointed reception rooms providing flexible living and entertaining space. Whether arranged as formal lounge and dining rooms, a family snug, playroom or home office, the layout lends itself effortlessly to modern family life.

The kitchen offers ample storage and workspace, serving as the heart of the home and ideal for both everyday living and social occasions.

Five well-proportioned bedrooms provide comfortable accommodation across the upper floors, with the principal rooms offering generous dimensions and pleasant outlooks.

The home is set within a quiet, established residential area that reflects the village's peaceful, semi-rural character.

Located within the picturesque Peterston-super-Ely, this charming village is one of the Vale of Glamorgan's most sought-after residential addresses.

Known for its strong community feel, countryside surroundings and attractive period homes, Peterston-super-Ely offers a rare balance of rural lifestyle and city convenience.

The village is surrounded by scenic walking routes and open green spaces, while remaining just a short drive from Cardiff city centre.

Residents benefit from local village amenities and nearby conveniences, with a wider range of shopping, dining and leisure facilities available in Cardiff and Cowbridge.

For everyday essentials, supermarkets and retail parks are easily accessible by car, ensuring practicality alongside village charm.

The area is highly regarded for its schooling options. Nearby well-regarded schools include:

Peterston-super-Ely Church in Wales Primary School

Cowbridge Comprehensive School

Peterston-super-Ely offers superb connectivity, with straightforward access to the A48 and M4 corridor, providing convenient routes towards Cardiff, Bridgend and beyond.

The nearby Cardiff rail network and Cardiff Airport further enhance the appeal for commuters and frequent travelers.

The asking price reflects a motivated seller and presents a compelling opportunity to secure a substantial five-bedroom home within one of the Vale's most desirable villages.

This is an exceptional opportunity for buyers seeking space, lifestyle and long-term value in a prime semi-rural setting.

For those interested, the property will be offered to the market with an exclusive launch day viewing, giving buyers the opportunity to explore the home in full.

If you need guidance on your mortgage or an up-to-date agreement in principle, our expert team can offer free, no-obligation phone consultations; They're friendly, knowledgeable, and will make the process simple and stress-free. Spaces are limited, so we encourage you to book your appointment early to avoid disappointment. For further information or to register your interest, please contact us at:

Take the first step towards making this charming Cardiff home yours - we look forward to welcoming you!

**ADDITIONAL INFORMATION:** Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

???? Contact Olivia Louise to arrange your viewing today:

Council Tax Band: G (Vale of Glamorgan Council)

Tenure: Freehold

Restrictions: Listed building

Front Garden

As you approach this stunning home, reminiscent of the sun-drenched elegance of Greece, you are welcomed by a graceful central pathway flanked by lush, manicured lawns. Mature, carefully positioned bushes line either side of the garden, providing a sense of privacy and seclusion, while framing the house beautifully and setting a luxurious tone from the very first step.

Hall

Step into a striking hallway that exudes elegance and sets the tone for the rest of the home. Beautiful parquet wood flooring stretches beneath your feet, leading you seamlessly to the ground-floor living spaces. The hallway serves as a graceful introduction, combining style and functionality while providing effortless access to the downstairs areas.

Reception room one

The elegant parquet flooring continues into the first living room, creating a sense of flow and sophistication. A stunning fireplace serves as the room's focal point, offering both warmth and style, while a large window bathes the space in natural light, enhancing the airy and inviting atmosphere.

Reception room two

The second reception room continues the home's timeless charm with its original fireplace and classic wooden flooring. Versatile and inviting, this generous space is perfect for a variety of uses, whether for formal entertaining, relaxed family gatherings, or a stylish home office.

Kitchen/diner

At the heart of the home lies a stunning kitchen and dining area, where style meets practicality. The kitchen features expansive worktop surfaces and a generously sized island, complete with integrated plug sockets - perfect for cooking, entertaining, or teenager charging their phones! A double oven and carefully considered modern country aesthetic add both functionality and timeless charm.

Seamlessly connecting to the garden, the space flows effortlessly into the dining area, which is bathed in natural light through a striking roof lantern. This architectural feature not only illuminates the room but also creates a show-stopping focal point, perfect for enjoying meals under the stars. Surrounding windows ensure the dining area feels intimately connected to the garden, bringing the outdoors in for a truly immersive experience.

Utility

A well-proportioned utility room provides practical yet stylish functionality. Brightened by a window, the space currently accommodates essential appliances and additional storage, offering a convenient and organized area for household tasks while maintaining the home's elegant feel.

Garden

The garden is thoughtfully designed across two distinct sections, creating a sense of depth and versatility. The first area features a lush lawn, perfect for relaxing or play, while a pair of elegant, semi-transparent partitions lead to a second, more private section.

With a touch of imagination, this space could be transformed into a spectacular entertaining garden, offering a beautiful backdrop of the house and an idyllic setting for outdoor living.

**FIRST FLOOR:**

Primary Bedroom

A truly impressive space, the primary bedroom is generously proportioned and beautifully finished in neutral tones, providing the perfect canvas to add your own personal style. Its expansive layout offers a luxurious retreat, combining comfort and elegance, and presents endless possibilities to create a sanctuary that reflects your taste and lifestyle.

#### Bedroom 2

The second bedroom is a beautifully proportioned and versatile space, awash with natural light and finished in soft, neutral tones. Ideal as a guest suite, children's room, or stylish home office, it offers both comfort and flexibility, allowing you to personalise it to perfectly suit your needs.

#### Bedroom 3

The third bedroom is another generously sized double, offering a bright and inviting space. Finished in calming, neutral tones, it provides versatility for family, guests, or a home office, while maintaining the home's consistent sense of style and elegance.

#### Bedroom 4

A generously sized double bedroom, thoughtfully arranged with a single bed to highlight the space's flexibility. Filled with natural light and finished in neutral tones, this versatile room can serve as a guest bedroom, home office, or children's room, offering comfort and style in equal measure.

#### Bathroom

The family bathroom combines style and practicality with a freestanding shower, a separate bath, a contemporary wash basin, and WC. A window floods the space with natural light, creating a bright and inviting atmosphere that perfectly complements the home's elegant interiors.

#### Third Floor

##### Bedroom 5

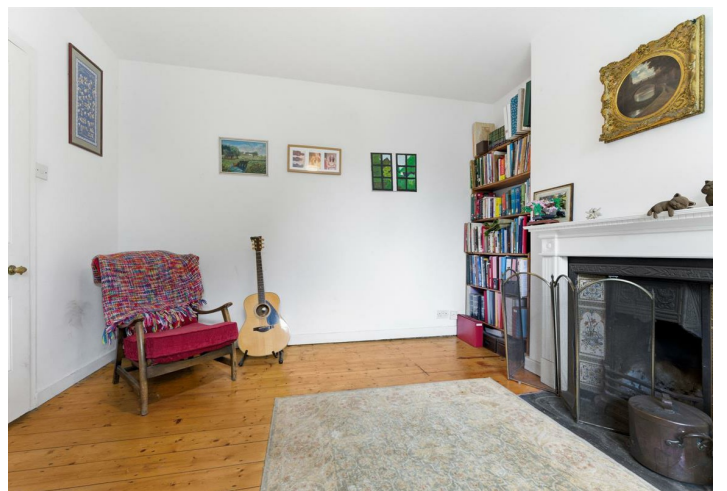
The fourth bedroom is a charming small double, featuring classic wooden flooring and a bright, inviting atmosphere. Perfect as a guest room, child's bedroom, or stylish study, it combines practicality with a touch of understated elegance.

##### En-suite

The ensuite bathroom features a sleek, modern shower and W.C.

##### Rooftop Garden

The rooftop garden offers a blank canvas with immense potential. Bathed in sunlight, it's an ideal space to create a tranquil retreat or a stylish entertaining area, where potted plants and thoughtful décor could transform it into a private oasis high above the home.









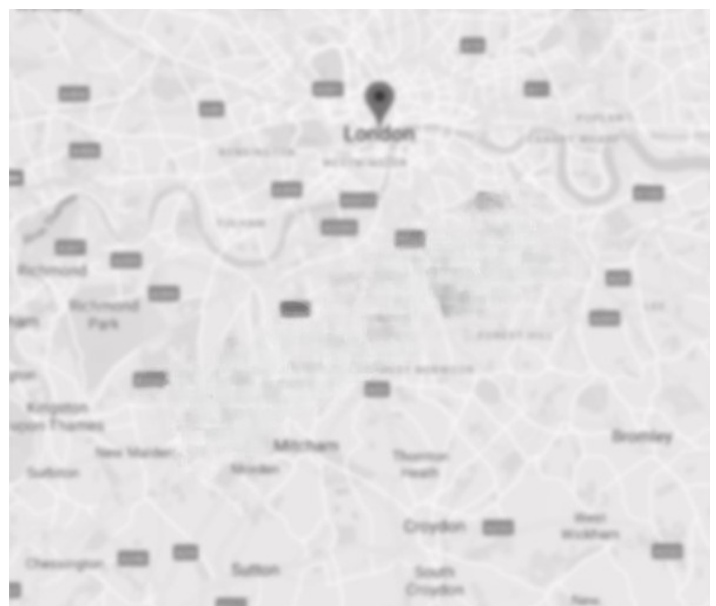


**TOTAL: 198 m2**  
 1st floor: 105 m2, 2nd floor: 75 m2, 3rd floor: 18 m2  
 EXCLUDED AREAS: FIREPLACE: 2 m2, TERRACE: 57 m2, WALLS: 14 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Address: Pwll-y-Myn Crescent, Peterston-super-Ely, Cardiff



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.