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1 Tai Llanbedr

Peterston-Super-Ely

Vale of Glamorgan

CF5 6LN

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# 1 Tai Llanbedr

Asking price **£365,000**

Offered to the market for the first time in over 60 years, these three bedrooms, semi-detached property lies in the heart of Peterston-Super-Ely. The well-maintained property holds significant potential for extension, subject to relevant planning permission.

Three-bedroom semidetached property.

Central Village location

Short walk to Primary School, pub, general store and Church.

Well maintained accommodation but in need of decorative updating.

Generous size mature garden plot

Potential to extend and create off-road parking subject to relevant planning permission.

Vacant possession and no upward chain.

Viewings highly recommended.









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.

A conservatory extension to the side of the property creates an **ENTRANCE HALL/SUNROOM**. UPVC double-glazed windows to three aspects, plus a 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 overlooking the garden, has a loft inspection point and gives access to the bedroom accommodation. **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** is a single bedroom with views over the rear garden and an

over-stairs storage cupboard with hanging and shelf space. 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.

**OUTSIDE:** 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.

**PLEASE 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





### Directions

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

### Tenure

Freehold

### Services

Mains water, gas, electric and drainage.  
Council Tax Band E  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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AWAITING EPC

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



