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1926 - 2026

Tyddyn Castan, Duffryn Crescent

Peterston-Super-Ely

£875,000

Tyddyn Castan

This individually designed and exceptionally spacious five double bedroom detached family home occupies a beautiful semi-rural setting and offers versatile, well-appointed accommodation throughout.

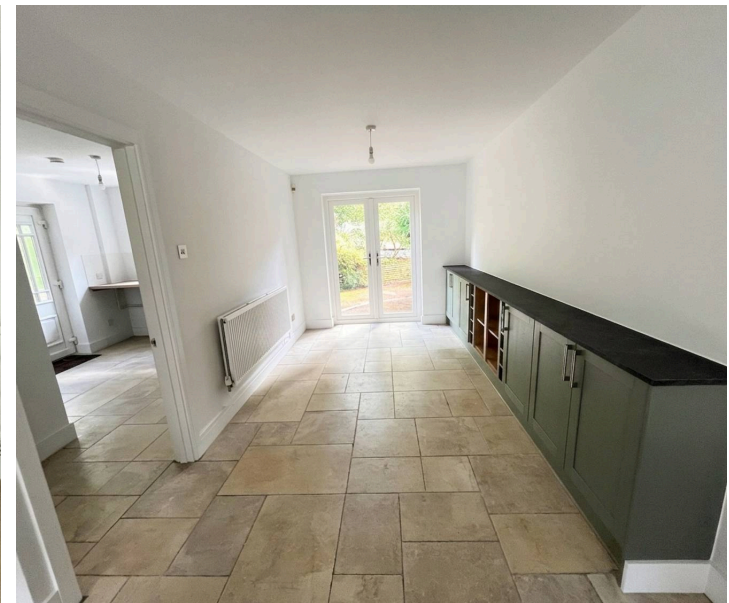
Council Tax band: I

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Immaculately Presented Five Double Bedroom Detached Family Home
- Highly Sought-After Semi-Rural Location with Countryside Views
- Individually Designed and Exceptionally Spacious Accommodation
- Three Versatile Reception Rooms Including Living Room and Separate Sitting Room
- Stunning Open-Plan Kitchen/Dining Room with Central Island
- Comprehensive Range of Integrated Kitchen Appliances
- Principal Bedroom with Fitted Wardrobes and Luxury En-Suite Bathroom
- Second Double Bedroom with En-Suite Shower Room
- 3 Further Bedrooms and Family Bathroom
- Integral Double Garage with Electric Doors, Power, Light and Water Supply
- Extensive Off-Road Parking, Landscaped Tiered Gardens and Raised Entertaining Terrace



This individually designed and exceptionally spacious five double bedroom detached family home occupies a beautiful semi-rural setting and offers versatile, well-appointed accommodation throughout.

A uPVC double glazed **ENTRANCE DOOR** with matching side panels opens into an enclosed **ENTRANCE PORCH** with ceramic tiled flooring. An internal glazed door leads into the impressive **CENTRAL RECEPTION HALL**, featuring a matching tiled floor and an attractive half-turn staircase with traditional spindle balustrade rising to the first floor.

The ground floor **CLOAKROOM** is fitted with a white low-level WC and wall-mounted wash hand basin with vanity storage, complemented by tiled flooring and partially tiled walls.

Double doors open into the substantial **LIVING ROOM**, featuring a contemporary wall-mounted electric fire, a double glazed window overlooking the front garden, and French doors opening onto the rear garden. A separate **SITTING ROOM** provides additional reception space and benefits from newly fitted carpets, as throughout along with double glazed windows to the front and side elevations.

The impressive **KITCHEN/DINING ROOM** is fitted with a range of modern Shaker-style wall and base units incorporating a glazed display cabinet. Black spa worktops extend throughout and are complemented by a central island unit. Integrated appliances include a double oven, microwave, ceramic hob with extractor hood, dishwasher, fridge and freezer. The room opens into a spacious dining area with additional fitted cabinetry, double glazed windows to the side elevation and French doors providing access to the garden.

Adjoining the kitchen is a generous **UTILITY ROOM** fitted with matching wall and base units, timber-effect worktops and a stainless steel sink and drainer. There is space and plumbing for a washing machine and tumble dryer, together with an Ideal Mexico II gas-fired central heating boiler, side access door and double glazed rear window.

The half-turn staircase rises to a spacious landing, enhanced by a feature window to the front elevation. The landing provides access to the loft, an airing cupboard housing the pressurised hot water cylinder, and doors leading to five generously proportioned bedrooms.

The **PRINCIPAL BEDROOM** is an impressive double-aspect room with fitted wardrobes and access to a large **EN-SUITE BATHROOM**. The suite comprises a panelled bath, low-level WC, wash hand basin mounted on a timber stand, and a double shower enclosure with glazed screen. The room is fully tiled and features a chrome heated towel rail.

BEDROOM TWO is another substantial double room enjoying views across the surrounding countryside and benefits from its own **EN-SUITE SHOWER ROOM**, fitted with a wash hand basin set within a vanity unit, low-level WC and walk-in shower enclosure with glazed screen.

BEDROOM THREE is a bright double bedroom with windows to both the front and side elevations.

BEDROOMS FOUR and **FIVE** are both comfortable double rooms with windows to the side elevation.

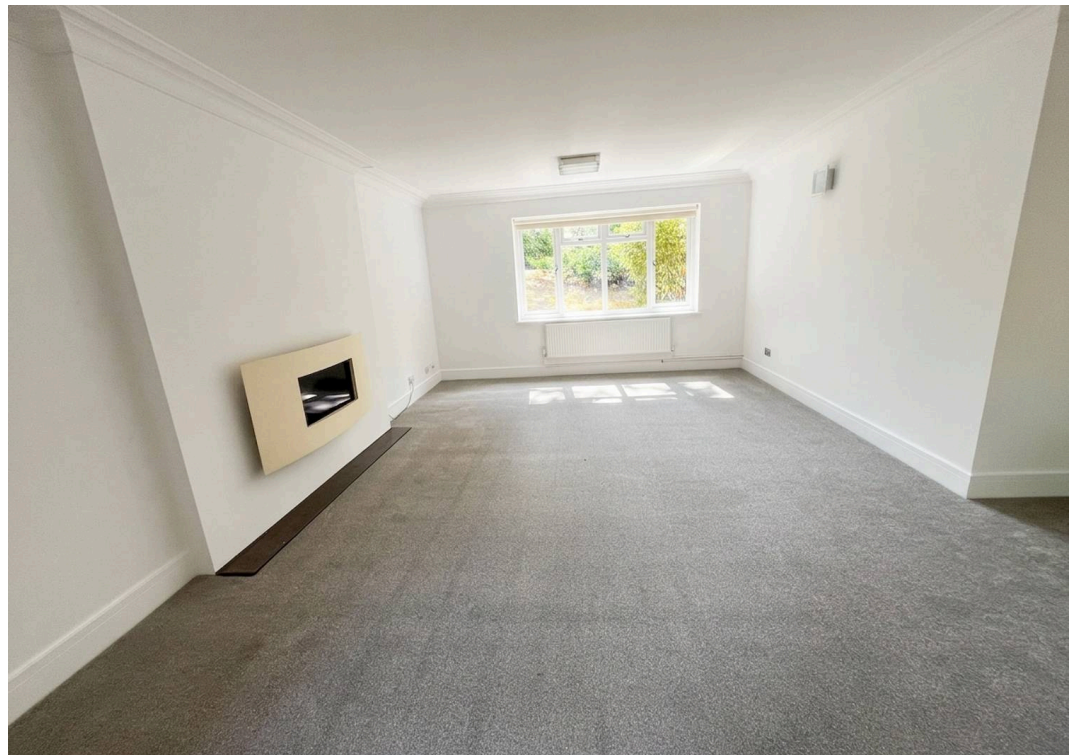
The **FAMILY BATHROOM** is particularly spacious and well-appointed, featuring a contemporary suite comprising a double-ended spa bath, wall-hung wash hand basin with vanity drawer, low-level WC and a large fully tiled walk-in shower. Additional features include a chrome heated towel rail and frosted double glazed window.

To the front of the property is a lawned garden with mature shrubs and borders. A low-maintenance **RESIN DRIVEWAY** provides extensive off-road parking and access to the integral **DOUBLE GARAGE**, while a secondary driveway offers additional overflow parking.

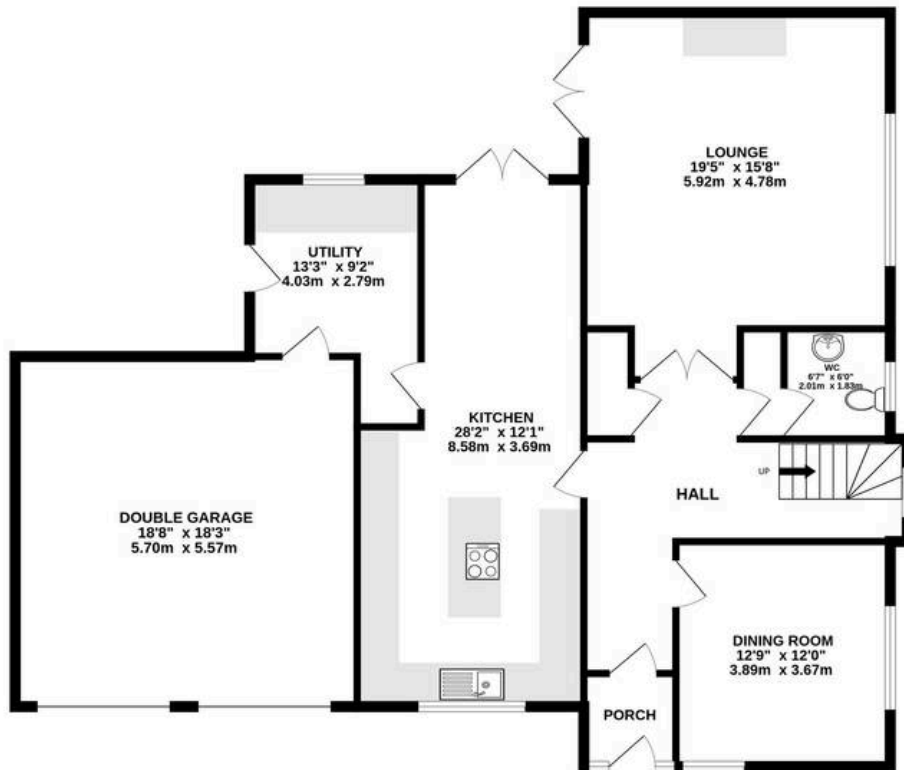
INTEGRAL DOUBLE GARAGE, equipped with twin electrically operated up-and-over doors, power, lighting, water supply and a fitted workbench.

Gated side access leads to the rear garden, which has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A raised paved seating terrace and decked pathway descend to a tiered garden featuring artificial lawn, mature shrubbery, a timber shed, greenhouse and vegetable garden.

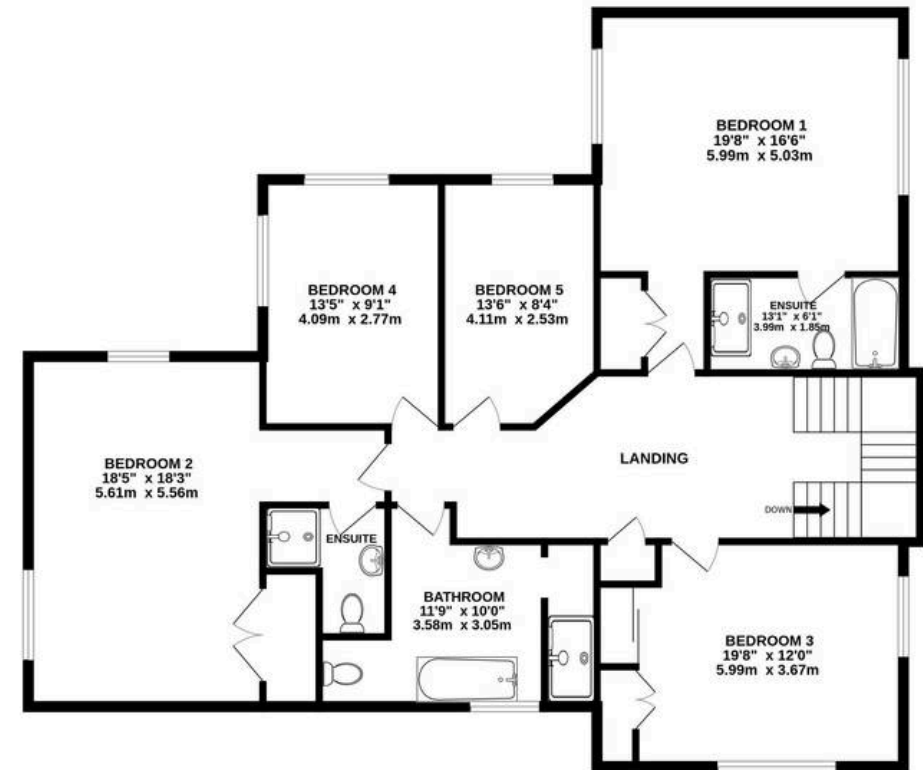




GROUND FLOOR
1402 sq.ft. (130.3 sq.m.) approx.



1ST FLOOR
1405 sq.ft. (130.6 sq.m.) approx.



TOTAL FLOOR AREA : 2808 sq.ft. (260.8 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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