



St. Brides Place, Cardiff, CF5 6HB  
Asking Price £350,000

HARRIS & BIRT



**High Street, Cowbridge CF71 7AF**

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A traditional semi detached house being one of two properties built about 70 years ago to complete a small close of just 7 properties dating from pre-war times and enjoying a wonderfully rural location adjoining open countryside. In brief terms the accommodation includes entrance porch, entrance hall, huge through living room which used to be two separate rooms, kitchen, utility room and cloakroom. Upstairs there are three bedrooms and a family bathroom. The property is double glazed and central heating is by oil. Gardens front and rear and driveway parking. A substantial detached store in the garden.

St Brides Super Ely is a tiny hamlet just a few minutes drive from the village of Peterston-Super-Ely with its excellent local facilities including village shop, two village pubs, junior school, village hall, church, good recreational facilities. Easy access to the capital city of Cardiff via St Fagans.

The property is immediately available with no onward chain.



## Accommodation

### Ground Floor

#### Entrance Porch

Fully enclosed with leaded UPVC windows of three sides including the entrance doorway. Tiled flooring.

#### Entrance Hall

Double glazed window to front. Tiled flooring. Straight staircase to first floor.

#### Living Room 12'8" x 15'7" plus 11'1" x 6'9" (3.88 x 4.75 plus 3.38 x 2.07)

Was originally two rooms but now one very large living space but easily divided back to two rooms if required. Double glazed windows enjoy views over both front and rear gardens. Coved ceiling. Light oak style laminate flooring. Wall lights. Boarded up fireplace with timber clad chimney breast.

#### Kitchen/Breakfast Room 15'9" x 9'0" (4.82 x 2.76)

Fitted with a range of walnut style wall and base units with granite effect work surfaces and tiled splashbacks. Stainless steel 1.5 bowl single drainer sink unit with mixer tap. Slide in electric cooker with in built hob and filter over. Tall cupboard. Plenty of space for appliances. Shelved under stairs storage. Wall to wall breakfast bar. Tiled flooring. Double glazed windows to front and rear. Double glazed velux window set into ceiling.

#### Cloakroom

Suite in white comprising low level WC and wash hand basin. Tiled flooring. Opaque double glazed window.

#### Utility Room 7'2" x 5'0" (2.2 x 1.54)

Tiled flooring. Worcester Heat Slave 1 Green Star oil fired boiler. Part glazed UPVC storm doorway leading out to rear garden. Window overlooking rear garde.

### First Floor

#### Landing

Straight staircase from entrance hall. Double glazed window to side. Shelved storage cupboard. Access to loft.

#### Bedroom One 11'11" x 10'10" (3.64 x 3.32)

Front garden and countryside views. Double glazed window. Boarded flooring.

#### Bedroom Two 10'5" x 10'2" (3.20 x 3.10)

Wide ranging rear views. Boarded flooring.

#### Bedroom Three 8'10" x 8'0" (2.70 x 2.44)

Same views as bedroom one. Double glazed window. Measurements include useful storage cupboard. Boarded flooring.

#### Bathroom

Suite in white comprising panelled bath, shower cubicle with Galaxy shower, pedestal wash hand basin. Walls fully tiled. Opaque glazed window.

#### WC

Low level WC in white. Opaque glazed window. Walls half tiled.

#### Outside

Village green to front with driveway parking leading to further paved parking area. Well stocked front garden enjoying a westerly countryside aspect. Paved area to side with oil tank. Paved rear patio. Lawned

rear garden with borders. Usefully large (8.15 x 2.42) storage container with double doors.

### Services

Mains water and electricity. No gas. Drainage to communal cesspit for the 7 properties currently approximately £300 per annum per property. Central heating by oil with oil tank in garden.

### Directions

From our offices at 67 High Street, take the main A48 road towards Cardiff, passing through the village of Bonvilston to the traffic lights before St Nicholas. Turn left and follow the road down to and through Peterston Super Ely. After leaving the village, take the first turning right signposted St Brides Super Ely and the property is on your left hand side after you leave the hamlet. There is a Harris & Birt board at the front of the property.

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Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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