



28 Duffryn Crescent

Peterston-Super-Ely, CF5 6NF

Price £740,000

HARRIS & BIRT



This well presented, detached, four bedroom property offers well proportioned living and bedroom accommodation and is extremely adaptable throughout. The open plan nature, alongside potential for further extension above the garage is wonderful, whilst its elevated position enjoys views out towards Pendoylan. It is situated in the highly sought after Wyndham Park development, within walking distance to Peterston-Super-Ely Village Centre and amenities that includes the Primary School. The rear garden borders agricultural land and enjoys open countryside views to rear.

The accommodation briefly comprises; entrance porch opening into entrance hall, living room, formal dining room, open plan kitchen/dining/family room, WC and utility to ground floor. There is an integrated garage situated in front of the utility room with pedestrian access. Stairs lead up to first floor landing, master en suite bedroom, further three bedrooms and family bathroom. Off road parking to front via raised driveway and well maintained front and rear gardens.

Despite this pleasantly rural location the excellent village facilities of Peterston-Super-Ely are within easy walking distance. These include the village primary school of excellent reputation, the village shop/post office, two pubs, parish church, village hall, playing field, etc. This attractive village straddles the river Ely and is well regarded by prospective purchasers looking to enjoy village life. The location midway between the market town of Cowbridge and the capital city of Cardiff is ideal and access to the road network including the M4 and A48 brings other major centres within comfortable commuting distance.

- Four bedroom, detached, family home.
- Two reception rooms plus open plan kitchen/dining/family room.
- Well presented and maintained accommodation throughout.
- Potential to extend above garage to create additional bedrooms.
- Highly sought after peaceful location, within the Wyndham Park development on the periphery of Peterston-Super-Ely.
- Four sizeable bedrooms, en suite shower room to master suite and family bathroom.
- Fantastic views out towards Pendoylan and across the village.
- EPC: C

Accommodation

Ground Floor

Entrance Porch 3'10 x 10'4 (1.17m x 3.15m)

The property is entered via solid front door into porch. Picture window to side. Tiled flooring. Central pendant ceiling light. Glazed door to hall.

Entrance Hallway 13'7 x 7'3 (4.14m x 2.21m)

Staircase to first floor. Wood effect tiled floor. Radiator behind decorative radiator cover. Central pendant ceiling light. Doors to all ground floor rooms.

Living Room 23'11 x 14'9 (7.29m x 4.50m)

Double doors from hall into spacious living room. Large window to front aspect. French doors offering access to the rear patio. Central feature fireplace containing coal effect gas fire with decorative surround and hearth. Fitted carpet. Radiators. Pendant ceiling lights and decorative wall lighting.

Dining Room 14'10 x 8'8 (4.52m x 2.64m)

Large window to front aspect. Fitted carpet. Radiator. Pendant ceiling light.

Kitchen/Breakfast Room 14'9 x 20'0 (4.50m x 6.10m)

Modern fitted kitchen in sleek high gloss white with features to include; range of wall and base units with quartz worksurfaces and matching upstands, inset 1.5 bowl sink with curved mixer tap and draining groove, counter top four ring induction hob with glass splashback and electric extractor. Inset eyeline electric double oven and microwave. Integrated full length fridge behind matching decor door, inset undercounter dishwasher behind matching decor door. Large UPVC double glazed window overlooking garden. Peninsula worktop offering breakfast bar seating opening through into breakfast area with space for table and chairs offering access onto the rear patio. Radiator. Ceiling spotlights. Continuation of tiled flooring from hall. Door to;

Utility 11'1 x 11'1 (3.38m x 3.38m)

Range of wall and base units with marble effect laminate work surfaces and tiled splashbacks. Inset single bowl sink with curved hot and cold tap. Plumbing for under counter

washing machine. Space for free standing freezer. Window overlooking the rear garden. Continuation of flooring from kitchen. UPVC door to garage. Part obscure glazed door to side access. Radiator. Central ceiling light. Door to;

WC 4'9 x 3'5 (1.45m x 1.04m)

Two piece suite in white comprising low level hidden cistern dual flush WC and corner vanity unit with inset sink and mixer tap. Tiled splashbacks. Obscure glazed window to rear. Continuation of flooring from utility room. Vertical heated towel rail. Pendant ceiling light.

Integrated Garage 21'5 x 16'5 (6.53m x 5.00m)

Integrated double garage with electric door. Window to side. Wall mounted 'Ideal Logik' gas combination boiler. Light and power.

First Floor

Landing 5'10 x 10'6 (1.78m x 3.20m)

Stairs from ground floor onto first floor landing. Fitted carpet. Loft access hatch with pull down ladder. Central pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 16'4 x 8'8 (4.98m x 2.64m)

Window to front aspect overlooking wonderful far reaching countryside views. Fitted carpet. Radiator. Central pendant ceiling light. Door to;

Master En Suite 7'3 x 8'8 (2.21m x 2.64m)

Modern en suite with features to include; spacious shower cubicle with wall mounted mains connected shower. Pedestal wash hand basin with mixer tap. Dual flush WC. Window overlooking rear. Fully tiled walls. Wood effect tiled flooring. Radiator. Ceiling spotlights. Extractor fan.

Bedroom Two 13'3 x 11'9 (4.04m x 3.58m)

Large window overlooking front offering wonderful far reaching countryside views. Fitted carpet. Radiator. Central pendant ceiling light.

Bedroom Three 10'4 x 11'9 (3.15m x 3.58m)

Large window overlooking rear garden and field beyond. Recessed storage cupboard. Double fitted wardrobes with sliding doors. Fitted carpet. Radiator. Central pendant ceiling light.

Bedroom Four 7'3 x 8'8 (2.21m x 2.64m)

Window overlooking front offering wonderful far reaching countryside views. Fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 7'3 x 10'6 (2.21m x 3.20m)

Modern fitted suite with features to include; panelled bath with mixer tap. Shower cubicle with wall mounted mains connected shower with rainfall showerhead and further shower head attachment. Wall mounted wash hand basin with mixer tap. Low level dual flush WC. Large window overlooking rear garden and fields beyond. Fully tiled walls. Tiled flooring. Ceiling spotlights. Extractor fan. Shaving/toothbrush charging point. Vertical radiator.

Outside

Property is entered via driveway off Duffryn Crescent offering off-road parking for multiple vehicles leading to integrated double garage. Attractive front garden laid to lawn with mature trees. Pedestrian gate to side offering access into the rear garden. Attractive rear garden with spacious stone laid patio offering access directly from the breakfast and living room. Double steps leading up to a parcel of lawn with mature willow tree. Garden shed. Fence boundaries. Raised chipped seating area.

Services

All mains services connected to the property. Gas central heating via boiler housed to cupboard in garage.

Directions

From Cardiff take the A48 road to Culverhouse Cross towards Cowbridge and between the villages of St. Nicholas and Bonvilston on the small stretch of dual carriageway, turn right at the traffic lights signposted 'Peterston Super Ely'. Take the right hand fork down the hill through Gwen Y Steeple and just before crossing the river, turn right. Proceed up Main Avenue with its wonderful avenue trees and until you reach Duffryn Crescent. There is plenty of space to park on the driveway. From our offices at 65 High Street Cowbridge turn left and proceed up the High Street to the traffic lights and straight across and up the hill onto the A48 towards Cardiff. Go through the village of Bonvilston and at major crossroads traffic lights turn left sign posted 'Peterston Super-Ely' and follow directions as above.











FLOOR 1

FLOOR 2

**HARRIS
& BIRT**
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1,027 sq. ft. FLOOR 2: 756 sq. ft.
TOTAL: 1,783 sq. ft.
EXCLUDED AREA: GARAGE: 351 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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