



## 8 Pwll-Y-Myn Crescent

Peterston-Super-Ely, Cardiff, CF5 6LR

Guide Price £625,000

HARRIS & BIRT



**\*\* GUIDE PRICE £625,000 - £650,000\*\* NO ONWARD CHAIN**

A unique Moroccan style property located within the desirable village of Peterston Super Ely. Grade II listed with an abundance of character & charm, the spacious accommodation briefly comprises: entrance hall, sitting room/study, living room, kitchen/breakfast room, utility room, and WC to the ground floor. The first floor offers four double bedrooms and a family bathroom with stairs offering access to the roof terrace and bedroom number five with its own en suite shower room. Outside offers off road parking, a private and enclosed front garden and a spacious lawned garden and vegetable plot to the rear.

Peterston Super Ely is deservedly regarded as one of the most desirable villages in the Vale of Glamorgan with good local facilities within walking distance including a Primary School of excellent reputation, village shop/post office, two pubs, parish church, village hall, playing field and multi use games area 'MUGA' etc. In some senses Peterston Super Ely is an old fashioned proper village with a heart to it. The village lies midway between the Capital city of Cardiff and the attractive market town of Cowbridge. Easy access to the M4 and A48 bring other centres within easy commuting distance and there is a mainline railway station in Cardiff and Cardiff Wales airport is within easy driving distance.

- Unique Moroccan Style Property
- Three Reception Rooms
- Roof Terrace
- Grade II Listed with Character Features Throughout
- Cowbridge Comprehensive School Catchment
- Five Double Bedrooms
- Spacious & Enclosed Rear Garden
- No Onward Chain
- Desirable Village Location
- EPC Rating D

## Accommodation

### Ground Floor

#### Entrance Hall 7'8 x 8'8 (2.34m x 2.64m )

The property is entered via solid front door with decorative obscure glazed vision panel into hall. Herringbone style wood block parquet flooring. Radiator. Pendant ceiling light. Stairs to first floor with spacious understairs storage cupboard. Doors to all ground floor rooms.

#### Study/Sitting Room 12'3 x 11'5 (3.73m x 3.48m )

Feature window overlooking the front garden. Cast iron fireplace with decorative surround and mantel set on slate hearth. Wood floor boards. Radiator. Pendant ceiling light.

#### Living Room 22'8 x 14'0 (6.91m x 4.27m)

Large feature window overlooking the rear garden. Central fireplace containing inset open cast iron fire with decorative sandstone surround and granite hearth. Solid door offering access to the rear garden. Continuation of herringbone wood block flooring from hall. Radiator. Ceiling spotlights.

#### Kitchen/Breakfast Room 15'4 x 26'10 (4.67m x 8.18m )

Fitted shaker style kitchen with features to include: a range of wall and base units with granite effect worktops and tiled splashbacks. Inset single bowl Rangemaster ceramic sink with mixer tap and draining grooves. Freestanding Belling five ring gas hob and electric range cooker with extractor hood over. Undercounter dishwasher (to remain). Space for freestanding fridge/freezer. Large island with matching worktop with overhang for breakfast bar seating and storage. Recessed fireplace containing freestanding multifuel stove (with back boiler to heat water) with brick effect tiled surround. Part glazed door with large dog flap leading out to rear garden. Ceiling hung clothes pulley Tiled floor. Ceiling spotlights. Door to utility room. Open to breakfast room offering ample of space for table and chairs. Glazed to sides with lantern ceiling and double doors opening onto rear garden. Ceiling spotlights.

#### Utility 10'5 x 6'11 (3.18m x 2.11m)

Spacious utility room with window overlooking the front. Solid door to front garden. Walk-in pantry cupboard. Wall mounted Worcester gas boiler. Plumbing for washing machine. Fitted storage cupboard. Obscure glazed window to WC. Tiled floor. Ceiling spotlights.

#### WC 3'3 x 6'3 (0.99m x 1.91m)

Two piece suite in white comprising low level, dual flush WC and pedestal wash hand basin with mixer tap. Obscure glazed window into utility. Part tiled walls. Tiled floor. Radiator. Pendant ceiling light. Extractor fan.

### First Floor

#### Landing 16'9 x 6'8 (5.11m x 2.03m )

Stairs from ground floor onto first floor landing. Window to side. Fitted carpet. Recessed storage cupboard housing hot water tank. Pendant ceiling lights. Solid door offering access to stairs to second floor. Under stairs storage space. Window to side.

#### Bedroom One 12'2 x 13'9 (3.71m x 4.19m)

Large window overlooking rear garden. Open cast iron fireplace with decorative surround and slate hearth. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 9'2 x 13'11 (2.79m x 4.24m)

Dual aspect windows to front and rear. Open fireplace with decorative surround and slate hearth. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 14'5 x 12'9 (4.39m x 3.89m)

Window overlooking front. Recessed open fireplace in chimney breast. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Four 9'10 x 11'2 (3.00m x 3.40m)

Window overlooking rear garden. Fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 7'11 x 8'6 (2.41m x 2.59m)

Modern fitted suite in white comprising walk in shower cubicle with wall mounted, mains connected shower and sliding door. PVC clad wall panelling. Panelled bath with mixer tap and shower head fitment. Low level dual flush WC. Vanity unit containing inset sink with mixer tap and storage under. Obscure glazed windows to front. Wood effect laminate floor. Fitted cupboard with shelving. Vertical towel warmer. Pendant ceiling light. Extractor fan. Shaving point.

### Second Floor

#### Second Floor Landing

Stairs from first floor with window to front and fitted carpet. Part obscure glazed door to roof terrace. Pendant ceiling light Door to bedroom five.

#### Bedroom Five 13'0 x 11'1 (3.96m x 3.38m)

Large window overlooking rear garden. Exposed wood floor boards. Radiator. Ceiling spotlighting. Door to en suite shower room.

#### En Suite Shower Room 8'0 x 2'9 (2.44m x 0.84m)

Three piece suite with features to include: a fully tiled shower cubicle with wall mounted, mains connected Mira electric shower and folding door. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Ceiling spotlighting. Extractor fan.

### Outside

Off road parking for two vehicles to the front with a pedestrian gate and arched hedge leading through to the front garden which is mainly laid to lawn made private by privacy boxed hedging to both sides. A central path and wide steps lead to the front door. A further path and steps also lead to the utility room. The rear garden comprises a mixture of lawn and decked entertaining area with mature planted borders and water feature. A path leads to a gate through to further garden space which in previous years has been laid out to vegetable plots with an abundance of shrubs and bushes including redcurrants, blackcurrants, and rhubarb. Green house and timber shed both to remain. Pedestrian gate leads to a lane at the rear. The garden is made enclosed and private via thick hedge boundary. The property also benefits from a roof terrace with direct access from the second floor which offers a unique and versatile further outdoor space.

### Services & Tenure

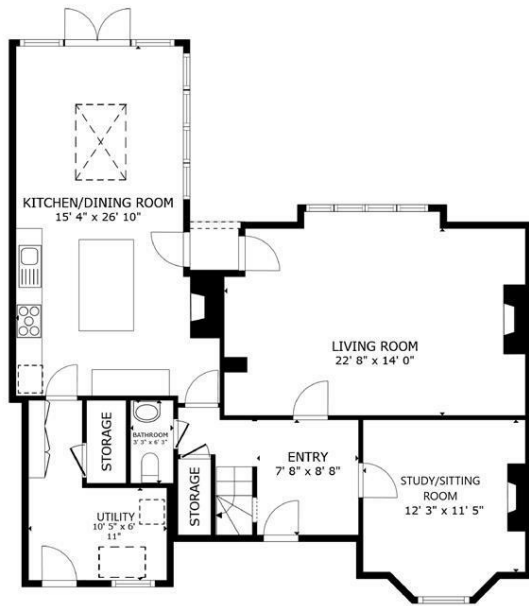
All mains services are connected to the property. Electric underfloor heating to kitchen/breakfast room. Gas central heating via boiler housed to utility. Back boiler for multifuel stove housed to kitchen. Grade II listed. Freehold



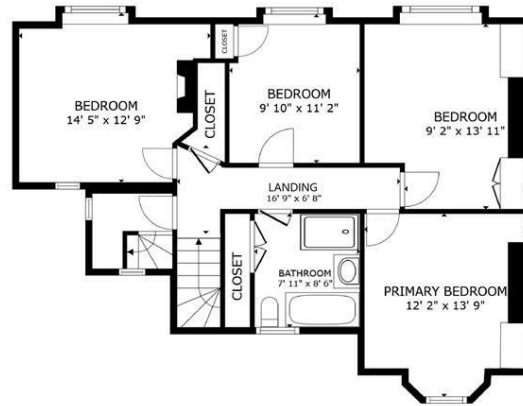








FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 1,138 sq.ft. FLOOR 2 641 sq.ft. FLOOR 3 194 sq.ft.  
 TOTAL : 2,172 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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