



hrt
herbert r thomas

12 Pwll-y-Myn Crescent

Peterston-Super-Ely

Guide Price **£750,000**

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Peterston-Super-Ely

Immaculate extended five-bed detached home with integrated garage, horseshoe drive and landscaped gardens, set in quiet Wyndham Park with easy access to local amenities, Cowbridge and Cardiff.

From Cowbridge travel east along the A48 towards Cardiff travel through Bonvilston. at the traffic lights turn left signposted Peterston super Ely. Continue along this country lane, without deviation, through the Hamlet of Gwern Y Steeple. Before crossing the river take the right hand turning into Wyndham Park. Follow this road onto Main Avenue, taking the 1st left hand turning onto Pwll Y Min proceed and bear right with the road and as the road straightens No.12 will be the second property to your right hand side, as indicated by our 'For Sale' board.

What3Words: speaks.ponch.enjoyable

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Part glazed timber door opens to a tiled HALLWAY with half turn stairs rising to the first floor and onwards to the following ground floor accommodation. In addition a fully tiled WC lies to the end of the hallway fitted with vanity sink and WC and a frosted window to the front.

To the left lies a sociable, modern fitted KITCHEN and DINING ROOM. A sleek handleless kitchen offers a host of cabinetry with good storage with polished marble granite over. Appliances to remain include a fridge, oven/grill with induction hob over and inset sink. A large window to the front elevation draws light to the space.

The dining area lies to the rear of the space with a continuation of the tiled flooring laid a pair of French doors out to the garden and a central light fitted. Beyond the kitchen lies a sizeable BOOT ROOM/UTILITY with tiled flooring, wall and base mounted units with countertop and plumbed sink, a window to the front elevation and door connecting through to the GARAGE.

The garage has an electrically operated roll over door to the front with inspection pit, power lighting, rear door to the garden and a plumber WC, sink and window to the back.

A door from the dining room leading into a bright LIVING ROOM with herringbone timber floor, inset fireplace with polished hearth and timber surround and slide doors allowing direct access to the rear garden.

Main SITTING ROOM is accessible from both the hall and double doors from the dining room. Laid carpet and wall mounted uplighting give the room an elegant feel with a feature stone and timber fireplace adds a lovely focal point. Sizeable windows frame the rear garden beautifully and flood the space with an abundance of natural light.

A CRAFT/PLAY ROOM has fitted carpet with recess spotlights and sliding double doors out to the rear garden. If required, this could be a ground floor bedroom with the WC close by.

A fully carpeted first floor landing with window over stairwell and wall mounted light lead to the bedroom accommodation.

BEDROOM 1 is a rear facing bedroom, double in size with fitted carpet, two windows enjoying garden views and the benefit of a DRESSING ROOM and EN-SUITE BATHROOM.

The dressing room has a number of wardrobes fitted with open shelving and a window to the rear.

The fully tiled en-suite bathroom comprises a five piece suite with panelled bath, modern wc, bidet, vanity sink and shower enclosure. Spotlights fitted to the ceiling and a window to the front elevation.

BEDROOM 2 lies to the front of the property, double in size with fitted carpet, a plumbed wash basin with natural light drawn in from the window to the driveway.

BEDROOMS 3 AND 4 are also well balanced doubles with fitted carpet in both, garden views enjoyed with fitted wardrobes and cupboard over bed to bedroom 4.

HOME OFFICE/STUDY is rear garden facing with central ceiling light, built in cupboards, desk with open shelving over. An attic hatch with pull down ladder opens into the ATTIC space split into two spaces with the first space benefitting from boarded flooring, lighting and vellux window to ceiling.

The FAMILY BATHROOM is fully tiled with a corner shower enclosure, matching bidet, pedestal sink, wc and semi-sunken path with a window to the front elevation.

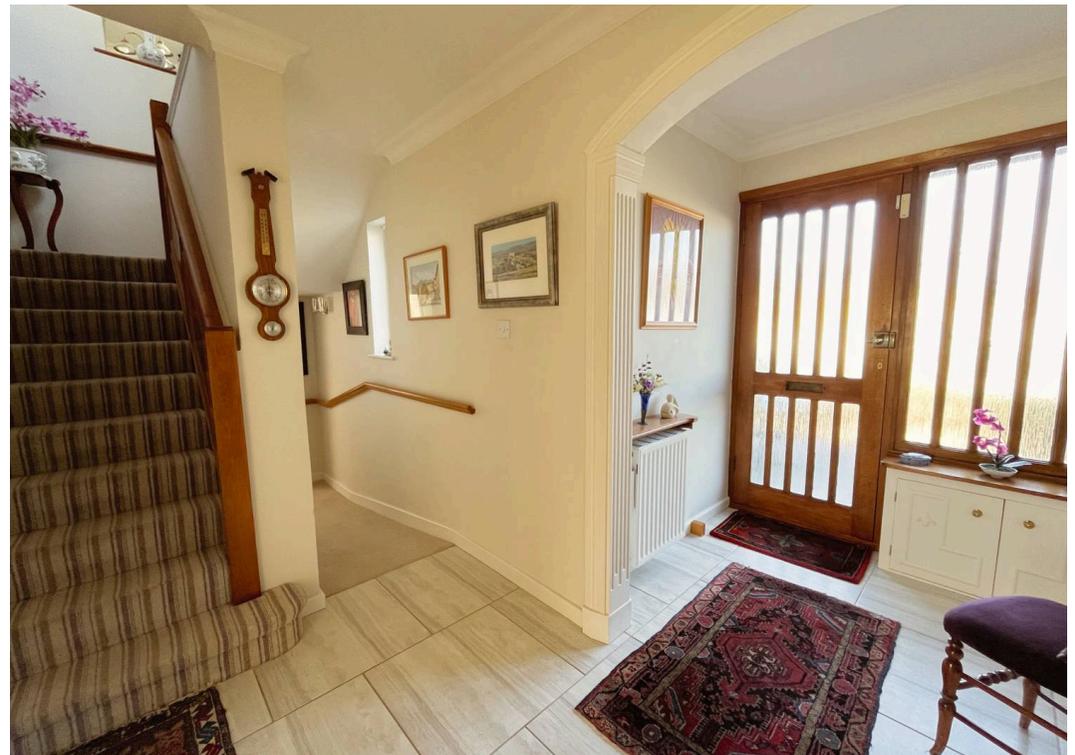
To the front lies a sweeping horseshoe gravel driveway providing a lovely welcome along with practical parking provision for many vehicles and access to the garage. Beautifully stocked and established beds with a mix of planted shrubbery, flowers and trees add further curb appeal.

The south facing rear garden is fully enclosed and is accessible from both sides of the property. A well kept central grass lawn with a paved and gravel seating area provides a truly sociable space whilst established and thoughtfully planted beds create a lovely area to enjoy. A brick SHED, lies to the far corner.





AWAITING FLOORPLANS





Herbert R Thomas

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