



13 Duffryn Crescent

Peterston Super Ely, Vale of Glamorgan, CF5 6NF





13 Duffryn Crescent

Peterston Super Ely,
Vale of Glamorgan, CF5 6NF

£750,000 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A sizeable, detached family home of over 2220 sq.ft in an elevated position close to the southern edge of this most desirable of Vale Village. The generous accommodation currently includes: living room, dining room, kitchen/breakfast room, sitting room, utility area and cloakroom. Master bedroom with en-suite shower room, four further bedrooms. Shower room and also separate bathroom. Ample driveway parking, integral garage. Westerly facing garden to the rear with lawns and paved seating areas.

Directions

Proceed along the A48 in an easterly direction from Cowbridge or in a westerly direction if coming from Cardiff. Between the villages of Bonvilston and St Nicholas, turn off the A48 and follow the signs in a northerly direction signposted towards Peterston Super Ely. Follow this country lane and before the River Ely Bridge, turn right into Wyndham Park. Proceed the full length of Main Avenue and bear left at its end into Duffryn Crescent. No 13 will be to your left after about 200 yards.

- Cowbridge 7.1 miles
 - Cardiff City Centre 7.9 miles
 - M4 (J34, Miskin) 4.6 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * In an elevated position close to the southern edges of this much sought after village.
- * Sizeable, detached family home with significantly two-storey extension.
- * Offering over 2220 sq.ft of accommodation with scope to further improve and alter if required.
- * Entrance porch and hallway with stairs leading to the first floor.
- * Family living room running the depth of the property with broad window overlooking front garden and sliding doors opening to a west facing patio with lawn beyond.
- * Dining room also looks to the front of the property.
- * Kitchen/breakfast room with a particularly good range of fitted units and appliances, where fitted, to remain including double oven, gas hob, integral dishwasher and larder fridge.
- * The kitchen looks over the garden with a door from the dining area opening to the same.
- * Off the kitchen is located a second multi-purpose sitting room / play room with sliding doors to the rear garden and enjoying a westerly aspect.
- * Utility area beyond the kitchen with space/plumbing for washing machine and off which is located a cloakroom and a doorway in to the integral garage.
- * First floor landing area with doors to all bedrooms, to the bathroom and to a shower room.
- * Extremely large master bedroom with fitted wardrobes / storage and sizeable en-suite shower room, also fitted with a comprehensive range of wardrobes.
- * Four further bedrooms, three of these being good double rooms.
- * The fifth bedroom is currently used as a study and includes a fitted desk area, storage cupboards and drawer units.
- * Modern shower room with shower, WC and basin
- * There is an additional bathroom with shower over bath, WC and basin.

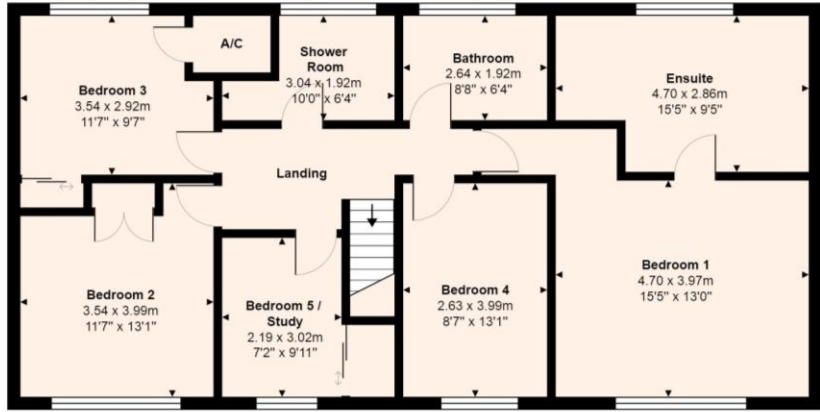
GARDENS AND GROUNDS

- * Located in an elevated position close to the southern edge of the village with westerly aspect to the rear.
- * From Duffryn Crescent, a drop down curb leads to a broad, block paved driveway parking area
- * Access in to integral garage (approx max 4.7m x 4.7m) via an electric 'up and over' door. Garage provides additional parking and storage space.
- * A wide paved path runs through a gated entrance, to one side, and leads into the garden
- * To the rear of the property there is a paved patio seating area accessed directly from the family lounge, the living room and also from the kitchen.
- * Steps lead down to an area of lawn and a further, pergola-covered paved seating area.
- * There is an additional area of lawn at a slightly lower level beyond this.
- * Timber garden store shed to remain.

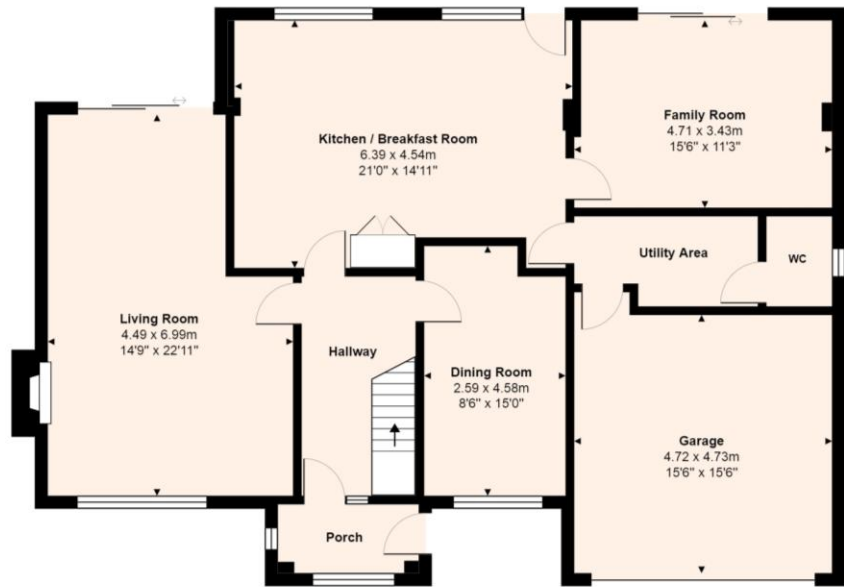
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating. Solar panels provide a feed in tariff and a tax-free income of £1800 (for the year 2020).





1st Floor



Ground Floor

13 Duffryn Crescent
 Total Area: 206.2 m² ... 2220 ft² (Excluding Garage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

