



## Heol Llanbedr, Peterston-Super-Ely

**offers over £200,000**

- Sought-after village location in the heart of Peterston-super-Ely.
- Within walking distance of the highly regarded local primary school.
- Spacious lounge/dining room ideal for both relaxing and entertaining.
- Bright and versatile sun room overlooking the garden.
- Two generous double bedrooms both with fitted wardrobes
- Separate kitchen with ample space for everyday living.
- EPC Rating: D



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## About the property

Situated in the sought-after village of Peterston-super-Ely, celebrated for its proximity to reputable schools, local amenities, expansive green spaces, and nearby parks, this spacious two double bedroom maisonette offers generous living accommodation and is ideally located within close proximity to the village primary school. Offered to the market with no onward chain, the property presents an excellent opportunity for first-time buyers, downsizers, or investors.

The accommodation comprises an entrance hall, a spacious lounge/dining room, a bright sun room, a separate kitchen, two double bedrooms, each with fitted wardrobes and a shower room. Externally, the property benefits from a private garden and a driveway providing off-road parking to the front.

Enjoying a convenient village location with easy access to local amenities and transport links, this chain-free home is ready for its next owner to move in and make their own.





## Accommodation

### Location

The small rural village of Peterston Super Ely is a hive of activity and amenities with a thriving community with its own primary school, Post Office/village shop, Church and Community Hall, pub, garage, playing field and playground, and a multi use games area for tennis and other sports. The location is also catchment for Cowbridge Comprehensive School. The village is set within the valley of the River Ely in the Vale of Glamorgan just off the A48 and some 7 miles west from Cardiff centre with the M4 motorway at junctions 33 and 34 close by.

### Hallway

Entered via UPVC partially glazed door, storage cupboards, doors to two bedrooms, lounge/dining room and bathroom, radiator, wood effect flooring.

### Lounge / Dining Room

22' 11" x 12' 8" ( 6.99m x 3.86m )

UPVC double glazed window to front, fire place with gas fire, doors to kitchen and sun room, radiators, wood effect flooring.

### Sun Room

10' 8" x 9' 7" ( 3.25m x 2.92m )

UPVC double glazed windows, UPVC double glazed door leading rear of property for access and additional UPVC double glazed door leading to the rear garden.

### Kitchen

9' 5" x 6' 5" ( 2.87m x 1.96m )

UPVC double glazed window overlooking the rear garden. Units to base and wall height, worktops inset with stainless steel sink and drainer, tiled splash backs, washer/dryer, upright fridge/freezer, integrated oven with four ring gas hob and stainless steel extractor hood over, wall mounted boiler, radiator, tiled flooring.

### Bedroom One

11' 7" x 10' 10" ( 3.53m x 3.30m )

UPVC double glazed window to rear, fitted wardrobe, storage cupboard, radiator and carpeted.

### Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )

UPVC double glazed window to front, fitted wardrobes, storage cupboard, radiator and carpeted.

### Shower Room

UPVC double glazed obscured window to rear, shower cubicle, vanity wash hand basin unit with cupboards above, WC, partially tiled walls, radiator, vinyl flooring.

### Front Garden

Driveway, area laid to stones, pathway to front door, hedge and fencing to boundary.

### Rear Garden

Private garden with areas laid to patio and decorative stone, hedgerow and fencing to boundary, mature shrubs. Cold water tap.

### Additional Information

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The property is Leasehold with 125 years from 1989.

## Floorplan



Total floor area 77.2 m<sup>2</sup> (831 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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