



# An immaculately presented detached home

**Nant y Coed Peterston-Super-Ely CF5 6LG**

Freehold



Fully renovated throughout to a very high standard •  
Open plan kitchen family room with bi-fold doors • High  
specification kitchen • Generous lawned rear garden  
with countryside views • No chain

#### Local information

The property is found on the outskirts of the picturesque rural village of Peterston Super Ely, approximately 9 miles west of the capital city. The village centre is a short drive away and offers a primary school, newsagent and several public houses.

#### About this property

Entered via the front door to a generous, central, l-shaped hallway with doors to all the principal reception rooms, a cloakroom and staircase to first floor. Throughout the ground floor is Mandarin Stone, Argento wood effect tiling.

The generous dining room and sitting room both have bay windows to the front. The open plan kitchen/breakfast/family room is the real hub of the house with 2 sets of bi-folding doors opening onto the rear garden and 2 large lantern roofs bringing in lots of natural light.

The fitted kitchen is a modern handle-less design with Quartz worktops over. There is a Franke under-mount sink and tap and Bosch integrated appliances including 2 single ovens, microwave, induction hob with modern extractor over, 2 fridge/freezers, dishwasher and washing machine.

The first floor landing has fitted carpet and a window to the side. The master bedroom overlooks the front with walk-in wardrobe and generous en suite shower room with modern fittings. There

are three other bedrooms on this floor, one overlooking the front and two overlooking the rear.

The family bathroom is finished to an exceptional standard with 'his and hers' wash hand basins, wc, deep bath and separate shower cubicle. To the second floor is bedroom 2 which has Velux windows to the front and rear and an en suite shower room.

The front garden has hedgerow to the lane, lawn and a generous gravelled driveway with path leading to the front door. A pathway to the side of the property takes you to the large rear garden with spacious patio area, ideal for al fresco dining, and a large lawn, ideal for sports and recreation.

#### Tenure

Freehold

#### Local Authority

Vale of Glamorgan

EPC rating = C

#### Viewing

Strictly by appointment with Savills





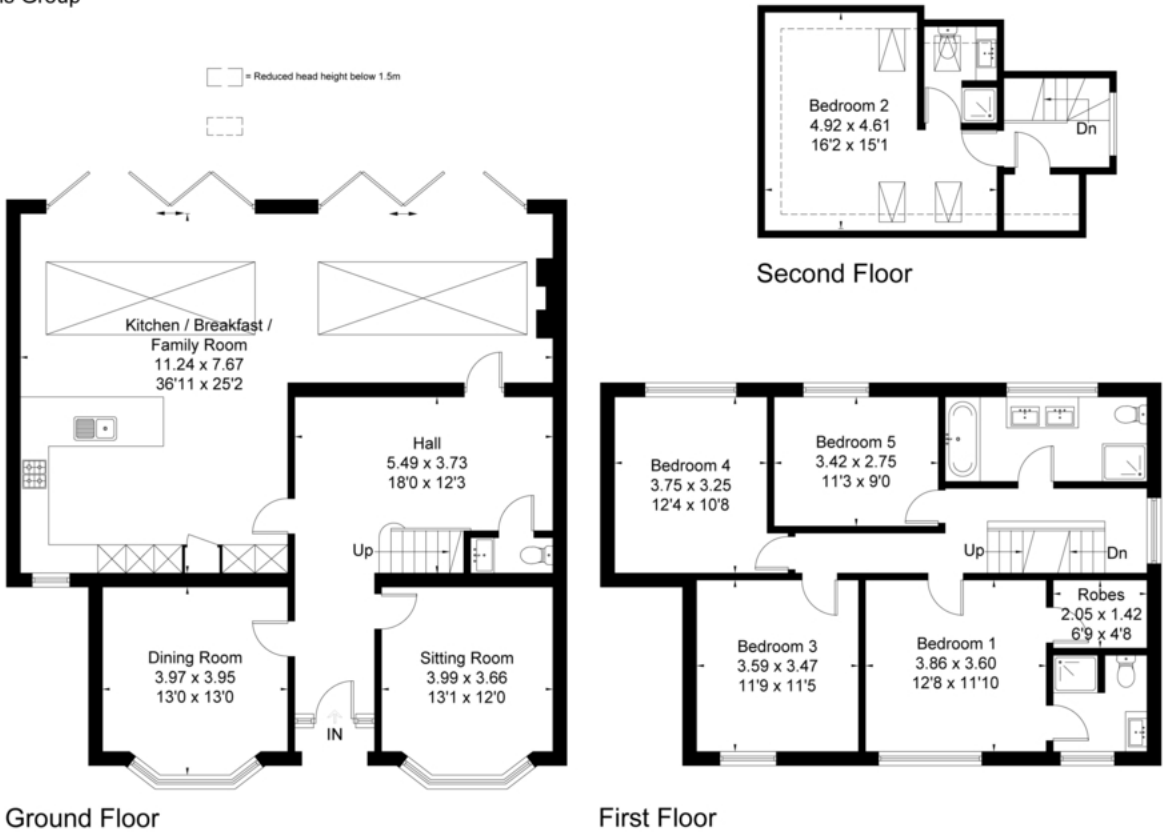




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Approximate Area = 234.2 sq m / 2521 sq ft  
Including Limited Use Area (6.3 sq m / 68 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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