



2, Main Avenue  
Peterston-Super-Ely, CF5 6LQ

Watts  
& Morgan







## 2, Main Avenue

Peterston-Super-Ely CF5 6LQ

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**£1,000,000 Freehold**

**5 Bedrooms | 3 Bathrooms | 4 Reception Rooms**

A wonderfully understated, detached property offering exceptionally spacious family accommodation. Positioned to enjoy a south-westly aspect with landscaped garden backing onto fields and farmland. Over 2800 sq ft of accommodation to include; lounge with wood burner, second sitting room and superb open-plan kitchen/living/dining space. Also study, utility room and ground floor cloakroom. Five double bedrooms - two of these en suite - and family bathroom. Large driveway parking with double garage, South-west facing garden to the rear with flagstone paved patio and outdoor kitchen area, opening to long lawn with fields and farmland beyond. EPC Rating; D.

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### Directions

From our Cowbridge office travel in an easterly direction towards Cardiff and connecting up with the A48. Proceed along the A48 and through the village of Bonvilston. Take a left hand turn at a small dual-carriageway section marked for Peterston Super Ely. Follow this country lane and before the River Ely Bridge, turn right into Wyndham Park and into Main Avenue. No 2 will be to the right hand side, set back from the street behind a deep verge.

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**Your local office: Cowbridge**

**T** 01446 773500

**E** [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### SITUATION

The Village of Peterston-Super-Ely lies some three and a half miles north of the A48 trunk road between Bonvilston and St Nicholas. The Village includes a Church, garage, two public houses and a village shop, together with a local primary school, which is now a feeder school for Cowbridge Comprehensive School. Community activity within the village is quite extensive and there are further facilities available in the market town of Cowbridge which is approximately 8 miles to the west with a modern leisure centre and quality shops and restaurants etc. The Capital City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, theatres and concert halls, in addition to a main line link to London in around two hours. The Village is also convenient for commuting, being a short drive to the M4 interchange at Miskin J34.

### ABOUT THE PROPERTY

No. 2 Main Avenue is a truly stunning property within this most popular of villages within easy striking distance of Cardiff and Cowbridge.

Understood to have been built in the 1970's, the accommodation has been comprehensively and thoroughly modernised in recent years to offer an exceptional, spacious family home of understated style throughout. The 'move in ready' accommodation provides great flexibility for families.

A central, entrance hallway has doors leading off to all principal rooms with tiled floor extending through into the kitchen/living/dining space with underfloor heating.

A family lounge looking to the front of the property features a "Hwam" wood burning stove resting on a slate hearth recessed within a chimney breast.

To the opposite side of the entrance hall is a study fitted with a desk unit and a great range of storage cupboards. There is, in addition, a cloakroom/WC off the hallway with sizeable cloaks cupboard.

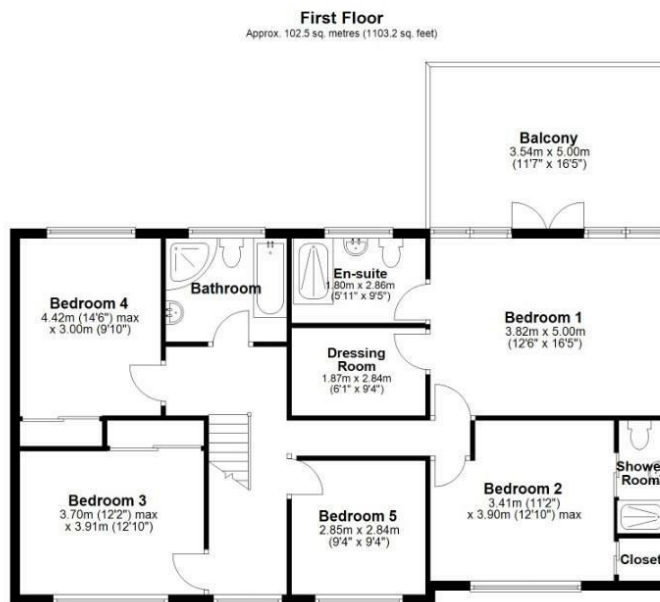
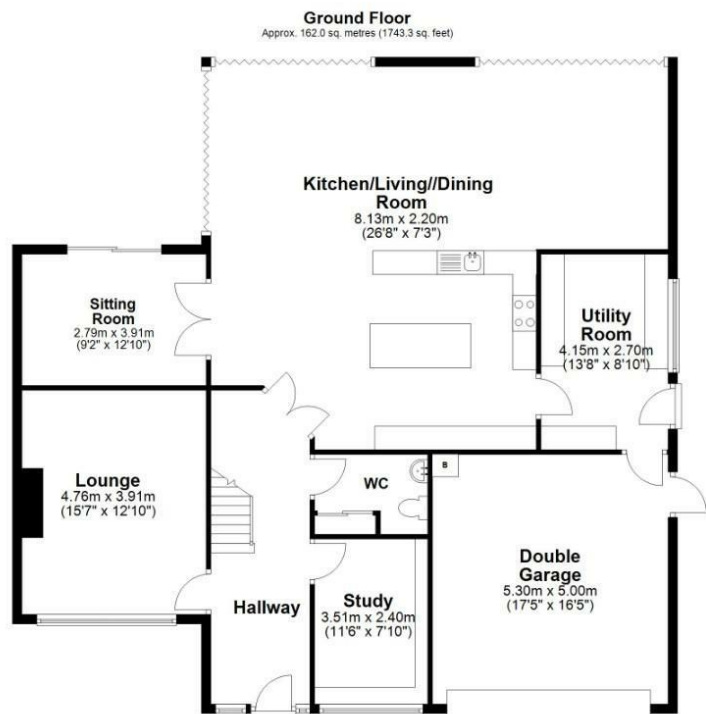
To the rear of the property is a quite exceptional kitchen-living-dining space providing an incredible family room, positioned to enjoy a south westerly aspect with three sets of bi-fold doors opening to, and looking out over, a flagstone paved patio with lawn beyond. Further natural light is provided by a large lantern over the dining area. The kitchen itself includes a comprehensive range of units with matching central island including quartz worktops with appliances to remain, including: hob, Neff oven, Neff microwave, warming drawers, fully integrated dishwasher, larder fridge and freezer. The adjacent large utility room provides additional storage and space/plumbing for washing and dryer. The kitchen itself is open to the living and dining areas with a further set of double oak doors opening into a second sitting room/playroom.

To the first floor, the landing area has doors leading to all five double bedrooms and to the family bathroom.

The principal bedroom is positioned to the rear of the property and has its own amazing balcony, an en suite shower room and a dressing room with fitted shelving and hanging.

A second guest bedroom is also en suite with its own built in wardrobe. The three additional bedrooms are all doubles; two of these have built-in wardrobes.

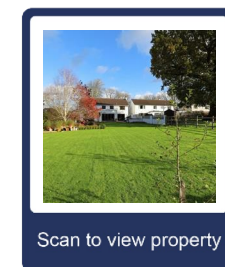
The contemporary 4-piece family bathroom includes a bath and a separate, corner shower cubicle.



Total area: approx. 264.4 sq. metres (2846.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	64	79
England & 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.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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