



2 The Elms
Peterston Super Ely, CF5 6NA

Watts
& Morgan



2 The Elms

Peterston Super Ely CF5 6NA

Guide Price £375,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Set on the northern edge of this popular village, 2 The Elms is a beautifully modernised mid-terrace home blending traditional charm with contemporary style. The property features a welcoming lounge with wood-burning stove and a spacious open-plan kitchen-dining room with modern fittings, central island, and doors opening to a flagstone courtyard. Upstairs are two double bedrooms, a stylish bathroom with bath and separate shower, and a converted attic room offering additional versatile space. Outside, there is off-road parking to the front, a courtyard garden to the rear, and a larger separate garden with lawn, timber shed, and extra parking nearby — creating a well-balanced home ideal for modern village living.



Directions

Cowbridge Town Centre – 8.6 miles

Cardiff City Centre – 7.6 miles

M4 J34 Miskin – 4.0 miles

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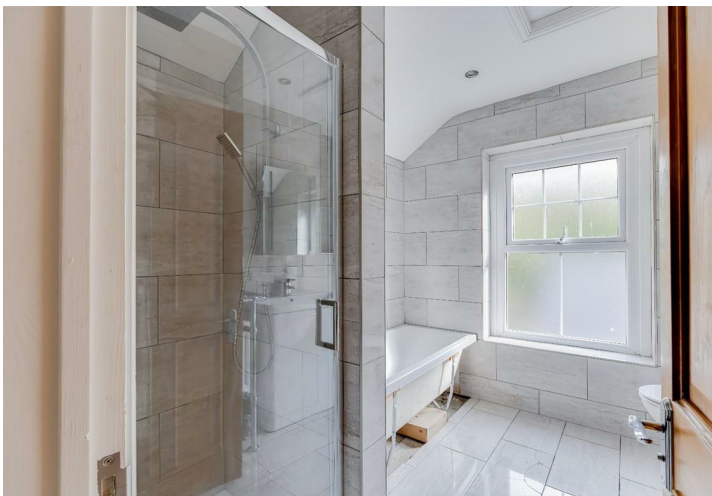




About The Property

To the northern edges of this much respected village, 2 The Elms is a traditional, mid terrace home that has been modernised in more recent years into this elegant home. An entrance hallway has doors leading into both the lounge and into the kitchen-dining room while the staircase runs to the first floor. Tiled flooring to the hall extends into the kitchen-dining room. The lounge, looking to the front of the property, features a neat wood burning stove resting on a slate hearth within a period surround. The large kitchen-dining space looks to the rear and is a great multi-purpose room. The distinct kitchen area includes a great range of contemporary fitted units with matching central island / breakfast bar. Appliances, where fitted, are to remain and include a double oven, hob, wine fridge and fully integrated fridge, freezer and dishwasher. An adjacent utility room has space / plumbing for a washing machine and links, in turn, to a WC. To the far end of the kitchen-dining room is a fitted banquette seat to one corner the glazed doors from the dining space open to a flagstone paved courtyard garden.

To the first floor are two double bedrooms and a sizeable bathroom. The largest, principal bedroom runs the width of the front of property and includes deep fitted wardrobes. Both the bedrooms have use of the stylish family bathroom with bath and separate, deep shower cubicle. A fixed staircase leads to a further very useable attic room with Velux skylight windows and eaves storage.



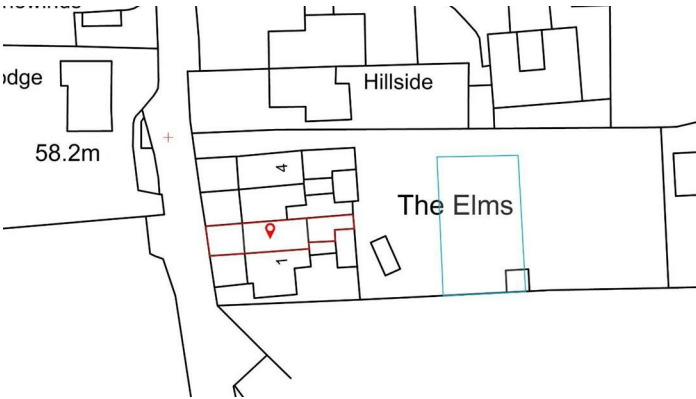
Garden & Grounds

Fronting the property is an off road parking bay accessed from the Groesfaen Road. A flagstone-paved path and steps run through a low maintenance garden space to the principal entrance doorway. Immediately to the rear of the house, and overlooked by / accessed from the kitchen-diner, is a sheltered, flagstone paved courtyard garden.

There is an additional much larger garden area beyond this, within yards of 2 The Elms and separate from it (edged in blue on the plan). It is fronted by a gravelled off road parking area, a gated entrance leading to a generous lawn with timer store shed to one corner. There is access to this via a lane running to the side of 4 The Elms.

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. Air source heating. Council tax: Band E. EPC rating: D



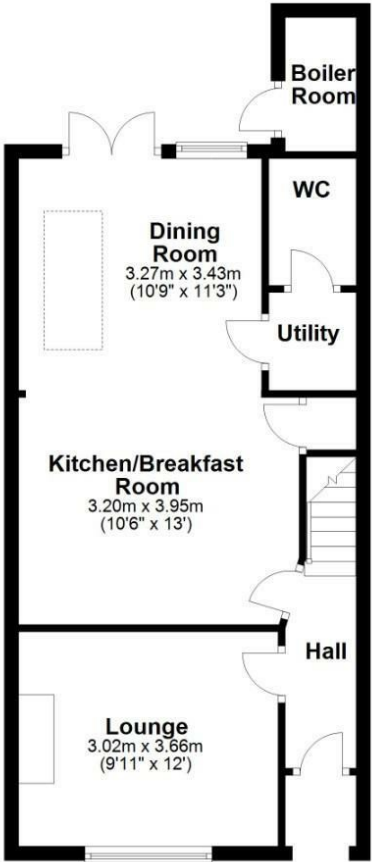
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Scan to view property

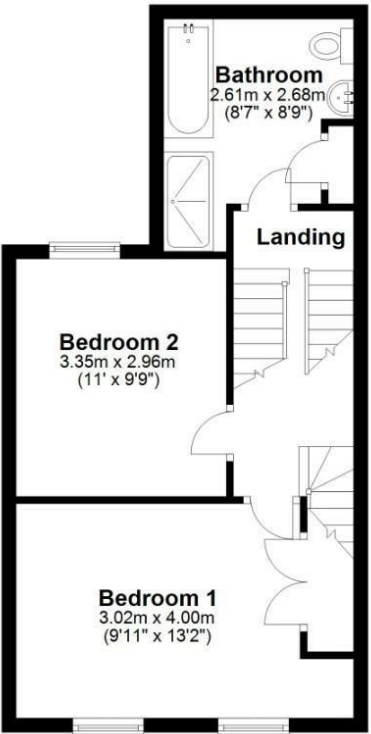
Ground Floor

Approx. 48.1 sq. metres (517.7 sq. feet)



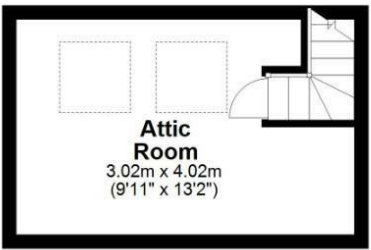
First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Second Floor

Approx. 14.4 sq. metres (154.9 sq. feet)



Total area: approx. 102.3 sq. metres (1101.4 sq. feet)

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.



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