

2 Little Avenue

Peterston Super Ely, Vale of Glamorgan, CF5 6NG

Watts & Morgan



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Guide price: £695,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

In a great location to the very eastern edges of Peterston Super Ely, this sizeable, detached family home provides spacious accommodation together with great gardens to the front and rear. Entrance hallway, family lounge with wood burning stove, kitchen/breakfast room, separate dining room, study and utility room. Also ground floor wc/shower room. To the first floor: largest bedroom with en suite shower room, three further double bedrooms and contemporary bathroom. Lawned front garden, ample driveway parking leading to double garage. Garden to the rear including flagstone paved terrace leading onto two larger sections of lawn, both including decked seating areas.







Directions

Cowbridge Town Centre – 7.2 miles

Cardiff City Centre – 8.2 miles

M4 J34 Miskin – 4.6 miles

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Summary of Accommodation

About the property

To the south eastern edges of Peterston Super Ely, 2 Little Avenue enjoys a most enviable location bordered by fields and farmland to the rear. Understood to have been built in the mid 1970's, the property is of great proportions and ideal for families offering extensive yet varied and adaptable accommodation. Covered entrance porch leads into a ground floor hallway from which doors open to all the principal ground floor rooms. Staircase, with neat fitted storage beneath, leads to the first floor. The hallway has parquet wood block flooring which appears in a number of the other ground floor rooms. Looking to the front of the property, a good size family lounge features a deep bow window looking out over the front garden. It has, as a focal feature, wood burning stove recessed within a chimney breast. The lounge links, in turn, to the dining room positioned to the rear of the property with a door and clear glazed side panels looking out over the rear garden. This second generous reception room enjoys a great view and direct access onto the paved patio and garden. The kitchen/breakfast room also enjoys the same view over the rear garden and includes a comprehensive range of units with space remaining for a family dining table. Appliances, where fitted, are to remain and include: hob, double oven, fully integrated fridge and dishwasher. The adjacent utility room provides additional space for a larger fridge freezer and with space/plumbing for a washing machine (both not included). A door from the utility room opens to the side, driveway elevation. In addition, the ground floor includes a third reception room currently used as a home study but of generous proportions and with potential to be used as an extra bedroom or family playroom. The ground floor cloakroom features a WC and hand basin together with a fitted corner shower cubicle.

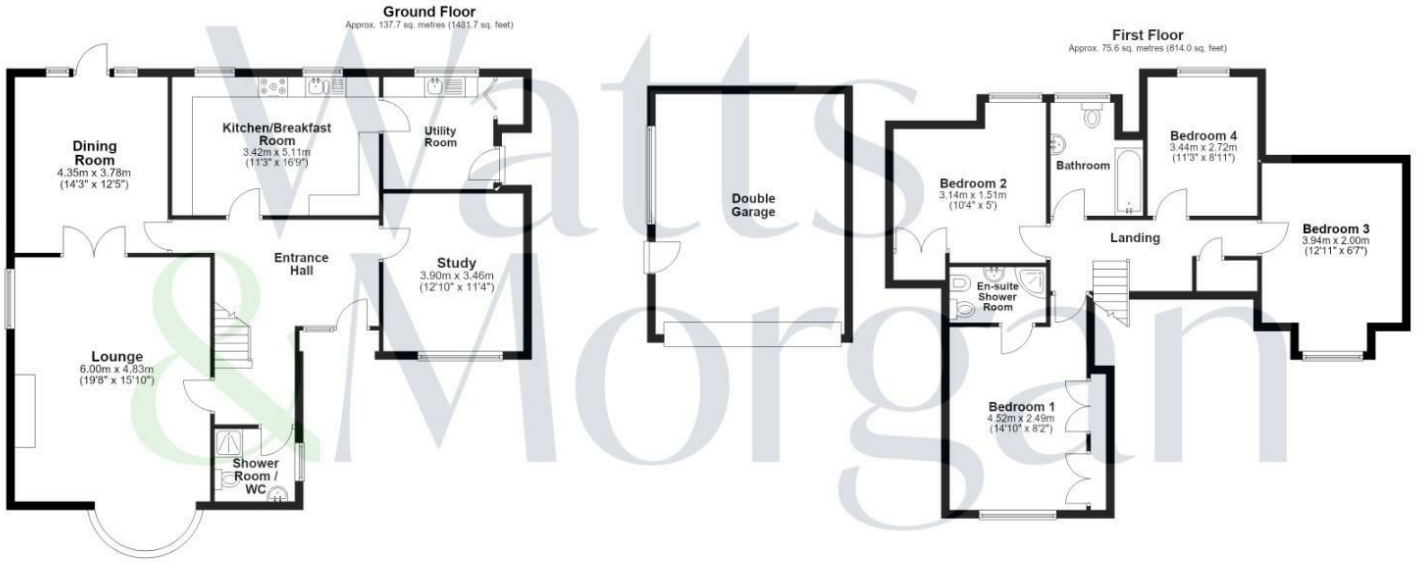
To the first floor, the landing area has doors leading to all four bedrooms and to the family bathroom with an additional door opening into an eaves storage area. The largest bedroom looks to the front of the property with fitted wardrobes/storage units. It has its own en suite shower room. The three remaining bedrooms are all double in size, one looking to the front elevation the other two looking to the rear garden over surrounding farmland. These share use of the family bathroom with its white modern suite.

Additional information

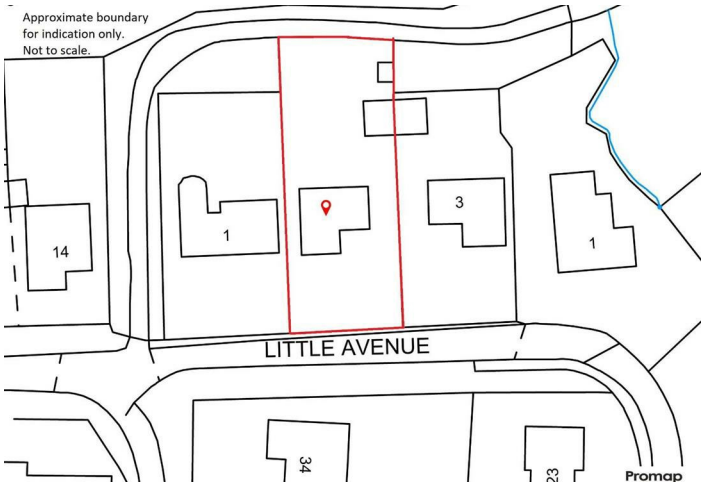
Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band H

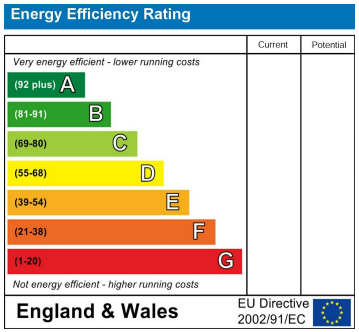
Garden & Grounds

The property is accessed from Little Avenue via a gated entrance onto a long driveway running to the side of the property and leading, in turn, to the garage (linked with the next door garage). The garage (approx. max 5.5m x 4.5m; not inspected internally) is accessed via a sectional door and has power connected. A pedestrian door is to the side and opens into the garden. The driveway itself skirts passed a lawned front garden with an additional paved area fronting the property, ideal as a turning space. To the rear of the property is a larger garden including a flagstone-paved terrace accessed primarily from the dining room but overlooked by the kitchen also. Steps lead down from here to a larger area of lawn with timber decked seating area beyond which is a further lawn with a second decked seating area. Rear boundary is marked by hedgerow and fencing, beyond which are fields and farmland.



Total area: approx. 213.3 sq. metres (2295.7 sq. feet)





Scan to view property

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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