



7 STATION TERRACE,
PETERSTON SUPER ELY, VALE OF GLAMORGAN, CF5 6LU

7 STATION TERRACE, PETERSTON SUPER ELY, VALE OF GLAMORGAN, CF5 6LU

**A MODERNISED, TWO BEDROOM MID TERRACED HOME
WITH SUPERB KITCHEN-DINER AND VERY LONG REAR GARDEN.**

- Cardiff City Centre 9.5 miles
- Cowbridge 7.9 miles
- M4 (J34) 4.1 miles

Accommodation and amenities:

**Hall • Living Room • Kitchen • Dining Room •
Utility Room**

Two Bedrooms • Bathroom • Useable Attic Room

Long Rear Garden

EPC Rating: C71



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 150 Years

1857 ~ 2007



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 Junction 34.

DESCRIPTION OF PROPERTY

To the edge of the village of Peterston Super Ely, this handsome, red brick home was built just over a hundred years ago. Modernised in recent years, it offers extended and deceptively spacious accommodation. A quarry tiled porch opens into the extremely generous principal living room. This large room has a window looking to the front elevation and staircase leading to the first floor with solid wooden mantle piece surrounding a period cast iron fire grate with decorative ceramic tiled inserts resting on slate hearth. A door leads from this large room into the fitted kitchen, off which a utility room is located. This has plumbing for washing machine, houses the gas boiler and provides a good, additional storage space. Slate tiled flooring from the kitchen extends through square archway into a very pleasant dining area. This extension to the original property is positioned to the rear of the property, this includes further matching units and solid wooden work tops; double doors lead to a shingle chipped patio. There is further natural light from two lantern lights within the flat roof.

The principal double bedroom to the property runs the width of the property and has two windows looking over the 'Village Green'. A second bedroom looks to the rear garden whilst is the family bathroom with a modern white suite including bath and separate tiled shower cubicle. A pull-down ladder gives access to a very useable attic room with a skylight window to the rear elevation and low level doors to eaves storage.

GARDENS AND GROUNDS

A path runs through the front forecourt garden to the principal entrance doorway. To the rear of the property is an extremely long rear garden. There is a chipped seating area immediately to the rear of the dining room, from which a path leads through various connecting garden spaces including lawn, vegetable beds and a pond. Close to the far end of the garden is a block built garden store whilst beyond the rear boundary fence is farmland. There is a parking space to the front of each property by mutual agreement with additional parking within the gravelled area adjacent to the "village green". Part of the access lane from Groesfaen Road is privately owned, with maintenance shared by the residents of Station Terrace. Station Terrace is bordered to one side by the Cardiff to Swansea railway line.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas 'combi' boiler.

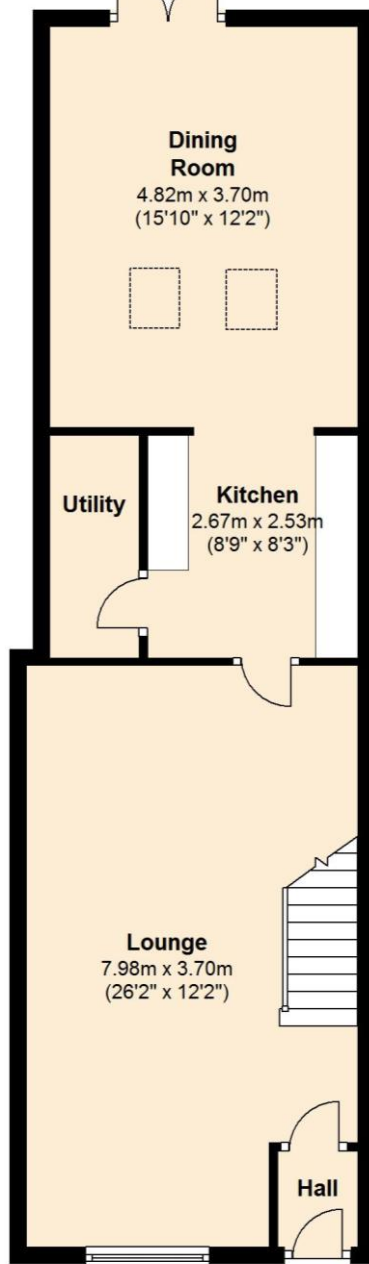
DIRECTIONS

From Cowbridge, proceed along the A48 in an easterly direction towards Cardiff. Pass through the Village of Bonvilston and, at the cross roads after leaving the village, turn left and follow the signs for Peterston-Super-Ely. Continue over the river bridge into the village and take the first left into Groesfaen Road. After 200 metres - before the railway bridge - bear left into the lane that leads to Station Terrace. No 7 is located to the end of this private road.



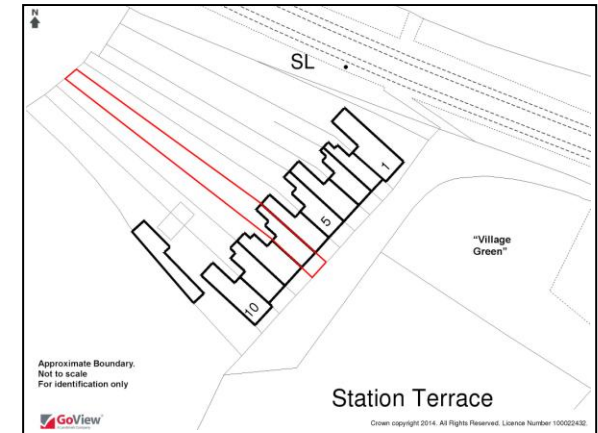
Ground Floor

Approx. 58.2 sq. metres (626.7 sq. feet)



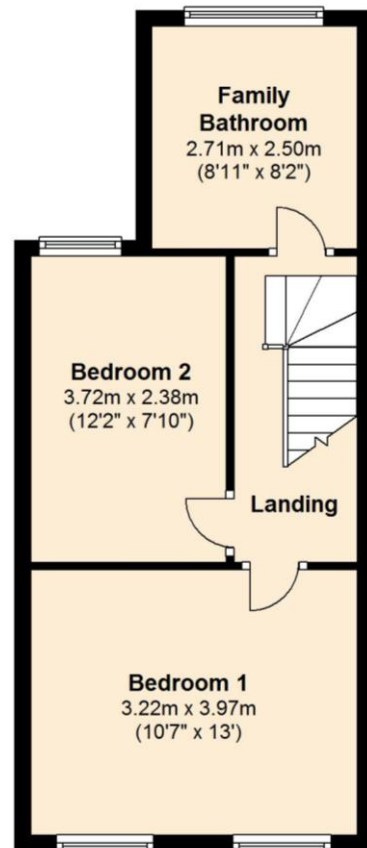
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	74
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		73	75
		EU Directive 2002/91/EC	



First Floor

Approx. 35.0 sq. metres (376.7 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 part of any contract.

Second Floor

Approx. 16.0 sq. metres (172.1 sq. feet)

