



3 THE ELMS
PETERSTON-SUPER-ELY
CARDIFF CF5 6NA

ASKING PRICE OF
£285,000



MID TERRACED HOUSE



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**** CHARMING THREE BEDROOM COTTAGE ** DESIRABLE LOCATION**

**** NO CHAIN **** A delightful three bedroom cottage in the popular are of Peterston Super Ely. Large Lounge and Dining Room, neat fitted kitchen. To the first floor are three bedrooms and a family bathroom. Oil Heating, double glazing. Paved courtyard rear garden. Parking space to front. No Chain. EPC Rating: D.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 840 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The Village of Peterston-Super-Ely 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. 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 City of Cardiff lies approximately 6 miles to the east with comprehensive retail and commercial facilities, theatres and concert halls. The Village is also convenient for commuting, being a short drive to the M4 interchange at J34.

PORCH

Approached via a Upvc double glazed entrance door leading to a large open plan Lounge and Dining Room

LOUNGE AND DINING ROOM

21' 0" x 14' 9" (6.4m x 4.5m)

Upvc double glazed window to front elevation and French doors to rear. Traditional style spindle staircase with understairs cupboard. Decorative cast iron fireplace with slate hearth. Door to Kitchen.

KITCHEN

10' 8" x 8' 10" (3.25m x 2.69m)

A range of base and wall cupboards with laminate work surface. Stainless steel sink and drainer. Integrated double oven, ceramic hob and extractor. Space for fridge and plumbing for washing machine. Oil fired central heating boiler. Double glazed windows and door to rear courtyard garden.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to loft.

BEDROOM ONE

10' 4" x 9' 10" (3.15m x 3m)

A Primary double bedroom with Upvc double glazed window to front elevation

BEDROOM TWO

10' 5" x 8' 10"(max) (3.18m x 2.69m)

A second double bedroom with double glazed window to rear and airing cupboard housing the hot water cylinder and shelving.

BEDROOM THREE

8' 6" x 8' 5" (2.59m x 2.57m)

Upvc double glazed window to rear, built in wardrobe and fitted carpet.

FAMILY BATHROOM

9' 9" x 5' 0" (2.97m x 1.52m)

White suite including panelled bath with electric shower over, low level WC and pedestal wash hand basin, fitted wall shelving, recessed lighting and double-glazed window to front.

OUTSIDE

FRONT GARDEN

Paved steps to front door and parking space to front.

REAR GARDEN

Paved courtyard garden with pedestrian access to the rear lane. Storage shed which contains the oil storage tank. Access to the rear workshop.

REAR WORKSHOP

12' 0" x 10' 6" (3.66m x 3.2m)



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GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 840 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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