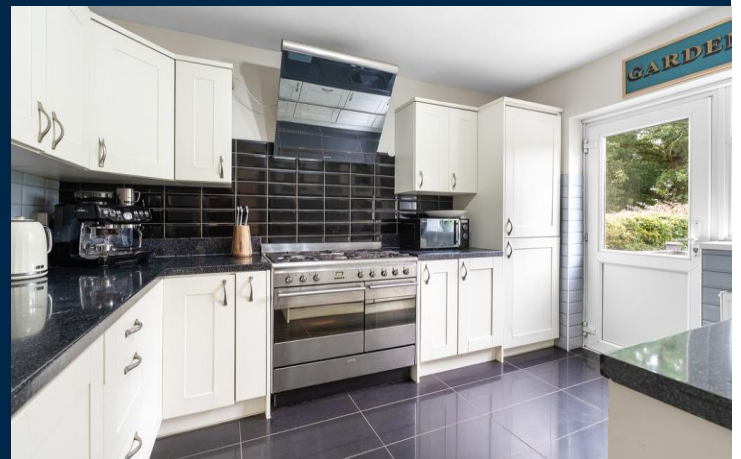




**9 LE SOR HILL**  
**PETERSTON-SUPER-ELY**  
**CARDIFF CF5 6LW**

ASKING PRICE OF  
**£369,950**



**SEMI-DETACHED PROPERTY**



**3**



**1**



**1**



**1**

**\*\* THREE DOUBLE BEDROOM SEMI IN TRANQUIL LOCATION \*\*** A bright and spacious three double bedroom semi detached family home in a tranquil setting in the desirable village of Peterston-Super-Ely. Large open plan lounge and diner, neat fitted kitchen. To the first floor are three double bedrooms and a large family bath and shower room with convenient utility cupboard. Gas central heating. Double glazing. South westerly facing rear garden comprising decked relaxation and lawn. Lawned front garden and long driveway leading to garage. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

with 'Smeg' cooker hood above. Integrated fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Upvc door to rear garden with window to side of door. Ceramic tiled flooring. Radiator.

#### **FIRST FLOOR**

##### **LANDING**

Approached via an easy rising staircase leading to the central landing area. Access to part boarded roof space with lighting.

##### **BEDROOM ONE**

12' 10" x 10' 6" (3.92m x 3.21m)

Overlooking the lawned front garden and entrance approach, a good sized primary double bedroom. Fitted wardrobes to one side. Additional storage cupboard. Radiator.

##### **BEDROOM TWO**

13' 5" x 8' 9" (4.11m x 2.69m)

Overlooking the entrance approach, a second double bedroom. Double built in wardrobe. Laminate flooring. Radiator.

##### **BEDROOM THREE**

11' 4" x 10' 6" (3.46m x 3.21m)

Large window overlooking the lawned rear garden, a third double bedroom. Radiator.

##### **FAMILY BATH AND SHOWER ROOM**

12' 1" x 7' 6" (3.69m x 2.31m)

An excellent sized family bath and shower room with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with central taps, large walk in shower cubicle with twin head chrome shower. Wall tiling and acrylic splashback. Laminate flooring. Recessed spotlights. Extractor fan. Two obscured glass windows to rear. Utility cupboard housing the 'Worcester' combi gas central heating boiler and space for stacked tumble dryer and washing machine. Chrome heated towel rail.

#### **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.

#### **ENTRANCE**

Approached via a uPVC entrance door leading onto tiled entrance area with storage cupboard.

#### **LOUNGE AND DINER**

29' 0" x 13' 8" (8.85m x 4.17m)

An excellent sized open plan lounge and diner, open with entrance area. Tiled flooring to entrance. Laminate flooring to lounge and diner. Window to front with Additional large window to rear. Feature bath stone fireplace coal effect living flame gas fire. Wood staircase with glass panelled balustrade leading to the first floor. Three radiators. Door to kitchen.

#### **KITCHEN**

10' 11" x 8' 9" (3.34m x 2.68m)

Well appointed along three sides in woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Space for range style cooker



# 9 LE SOR HILL, PETERSTON-SUPER-ELY, CARDIFF CF5 6LW

## OUTSIDE

### REAR GARDEN

An idyllic and enclosed South Westerly facing rear garden. Large decked relaxation area leading onto an area of lawn with neat borders of plants and shrubs. Timber storage shed. Gate to side leading to front.

### FRONT GARDEN

Lawned front garden and bed of well tended plants and shrubs. Driveway leading to garage.

### GARAGE

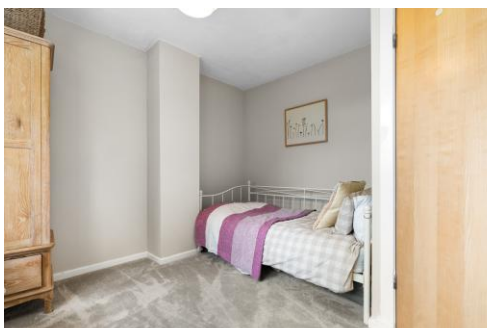
17' 3" x 8' 5" (5.27m x 2.57m)

With up and over access door. Power and lighting.



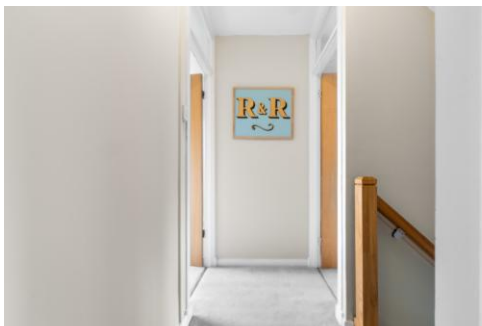


# 9 LE SOR HILL, PETERSTON-SUPER-ELY, CARDIFF CF5 6LW





# 9 LE SOR HILL, PETERSTON-SUPER-ELY, CARDIFF CF5 6LW



# 9 LE SOR HILL, PETERSTON-SUPER-ELY, CARDIFF CF5 6LW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South  
Glamorgan, CF15 8AA



**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

**MGY.CO.UK**