

hrt
herbert r thomas

CELEBRATING 100 YEARS
100
1926-2026

27 Pwll-y-Myn Crescent, Peterston-Super-Ely

Cardiff

£582,500

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Peterston-Super-Ely, Cardiff

Council Tax band: G

Tenure: Freehold

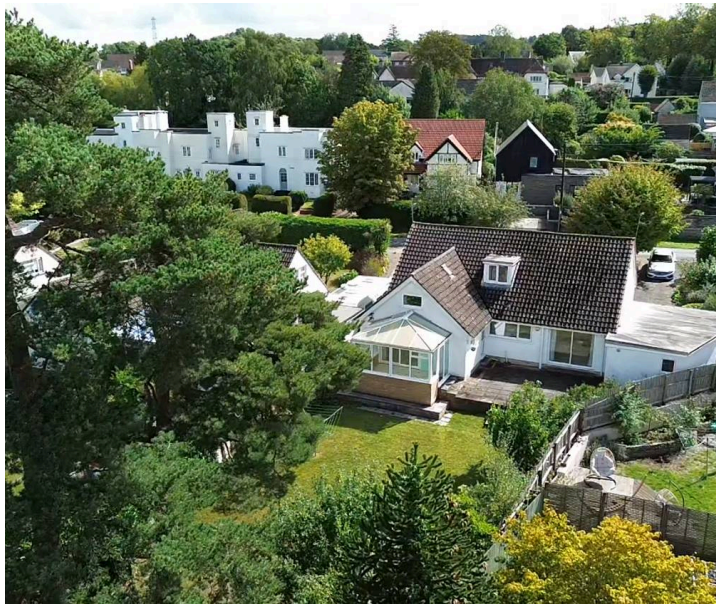
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A well-balanced and spacious property with a good level of versatile accommodation.
- To the ground floor is an entrance hall, sociable living/dining room, front study/bedroom 4, rear kitchen, utility room, ground floor bathroom, rear sitting room and conservatory.
- If required, the property could be further enhanced and extended subject to the relevant permissions obtained.
- Upstairs comprises a principal bedroom with en-suite, two further bedrooms and separate WC.
- Large private drive and double garage.
- Beautifully landscaped front and westerly facing rear gardens.
- Easy walking distance to the local park, school, village, shop and nearby countryside.







A light and welcoming entrance HALLWAY has wooden flooring, open stairs rising to the first floor and gives access to a front STUDY/ BEDROOM FOUR with view to landscaped front garden, open bespoke built shelving to remain.

To the left of the hall lies a sizeable 'L' shaped LIVING/ DINING ROOM benefitting from a triple aspect with good natural light and scenic garden views. Sliding doors from the dining space open directly to the paved entertainment terrace to the rear. The modern KITCHEN is fitted with a run of handleless wall and basement mounted units, quartz countertops with multiple 'Neff' integrated appliances. A large window frames the garden beautifully and frosted door gives access to garden. An internal door to peaceful rear SITTING ROOM with double storage cupboard and door to the quality CONSERVATORY with tiled floor, elevated views and access to the rear garden with partial countryside views.

A sizeable UTILITY ROOM with plumbing provision for white goods, sink and storage cupboards lies to the rear of the hall with connecting door to kitchen.

The ground floor BATHROOM has been extensively re-modelled to a high specification with travertine tiling and four-piece suite comprising an oval Jacuzzi bath, double shower enclosure with mains fed shower, floating travertine sink, WC and large window to the front.

Upstairs, are three bedrooms with master en-suite and WC off the landing.

To the left lies the generously proportioned MASTER BEDROOM with triple wardrobe and large window overlooking the garden to the front. An archway opens to a fully tiled, modern WETROOM with newly fitted walk-in shower, basin, wc and bidet to the side. BEDROOM TWO is a frontward facing double bedroom with a triple integrated wardrobe, garden views to the front and eaves storage. Built-in cupboards, bedside cabinets and wardrobes in bedrooms one and two are to remain. BEDROOM THREE lies to the rear with an apex pitched ceiling with a both a Velux and rear window, useful eaves storage.





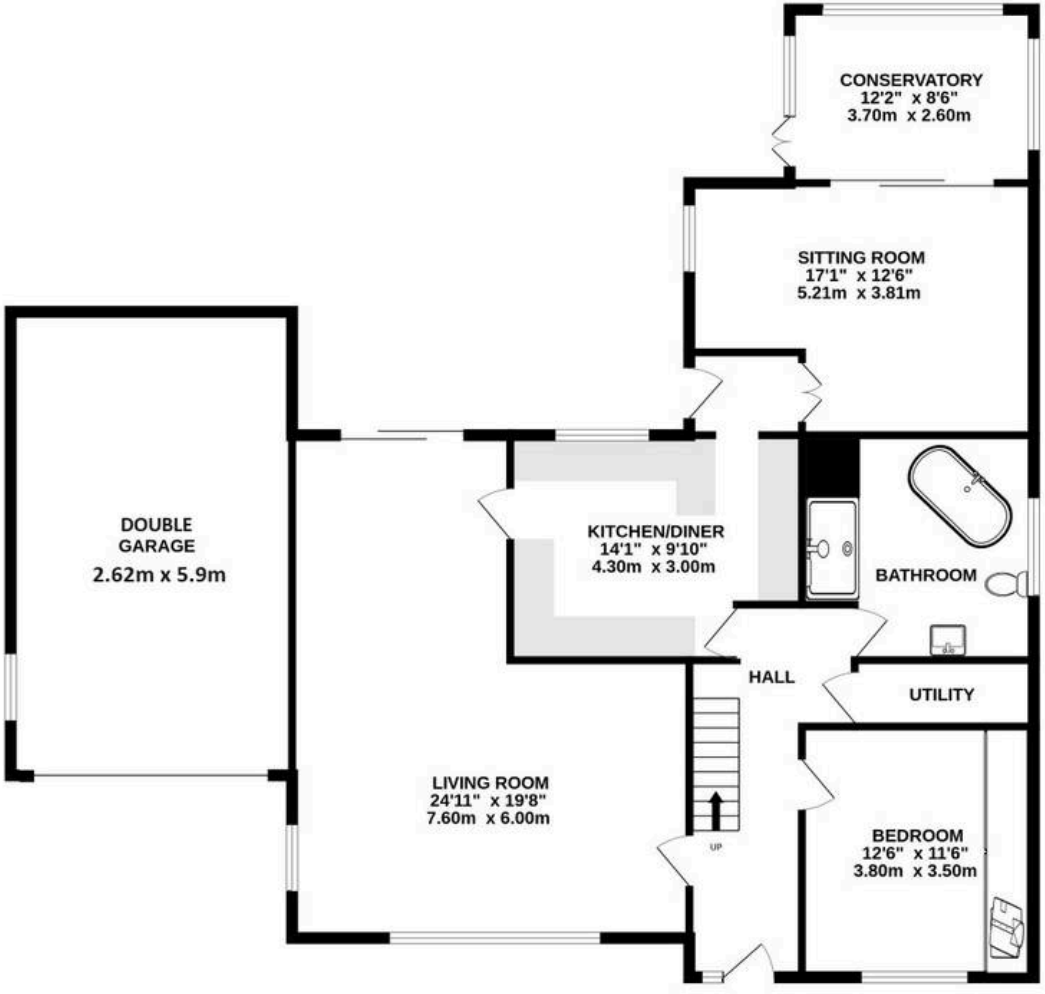


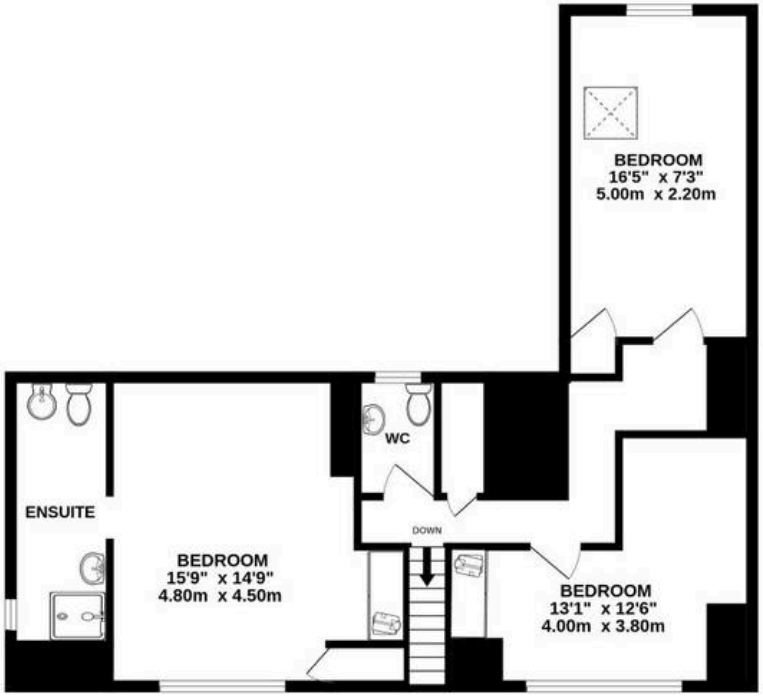




GROUND FLOOR
1478 sq.ft. (137.3 sq.m.) approx.

1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.





TOTAL FLOOR AREA : 2152 sq.ft. (199.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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