

## 9 Le Sor Hill, Peterston-Super-Ely

£360,000 Freehold

**\*\* 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 area and lawn. Lawned front garden and long driveway leading to garage. EPC

Rating: D

Council Tax band: F

Tenure: Freehold

## 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

Dimensions: 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

Dimensions: 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 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

Dimensions: 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

Dimensions: 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

Dimensions: 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

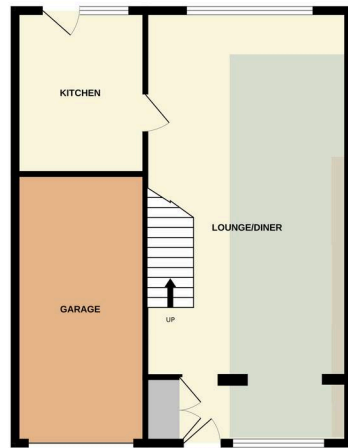
Dimensions: 12' 1" x 7' 6" (3.69m x 2.31m). An excellent sized family bath and shower room with white suite comprising low level wc, vanity wash basin with storage below, panelled bath with central taps, large walk in shower cubicle with twin head chrome shower. Wall tiling and acrylic splashback. Laminate 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.

Rear garden:

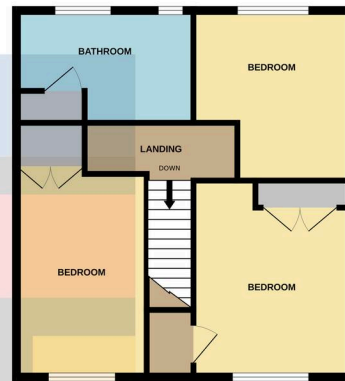
An idyllic and enclosed South Westerly facing rear garden. Large decked relaxation area leading onto an area of lawn with neat borders of plants and shrubs. Timber storage shed. Gate to side leading to front.



GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1208 sq.ft. (112.2 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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