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5 Main Avenue  
Peterston-Super-Ely, Vale of  
Glamorgan CF5 6LQ



## 5 Main Avenue

Asking price **Guide Price**  
**£975,000**

Immaculately presented 6 bedroom detached family house in an exclusive Vale Village with excellent access to Cardiff and amenities.

Beautifully presented 6 bedroom family house in highly sought after village location

Entrance hall and cloakroom, beautiful rear lounge/dining room with bi-fold doors to garden, separate sitting room and third reception room, immaculately presented kitchen/breakfast room with utility area. Zoned under floor heating

6 bedrooms, large family bathroom and en-suite shower room

Excellent parking and single garage

Lovely mature rear garden with oak framed dining space and views to fields beyond

Early viewing highly recommended









Immaculately presented 6 bedroom detached family house in an exclusive Vale Village with excellent access to Cardiff and amenities.

Oak framed covered entrance porch with contemporary composite entrance door to HALLWAY (18'4" x 14'3" max) natural stone tiled floor with oak skirtings, architraves and staircase, under stairs cupboard, additional coat cupboard. CLOAKROOM (5' x 4'8") modern white low level WC and wash hand basin on a marble stand with oak vanity cupboard, tiled floor and lower walls. An exceptional principal LOUNGE/DINING ROOM (30'1" x 21'10") natural stone tiled floor, part pitched ceiling with velux windows and 25ft span of powder coated aluminium double glazed bi-folding doors to rear garden, free standing contemporary wood burning fire.

SITTING ROOM (16'5" x 11'9") recess wood burning fire on a marble hearth with natural stone tiled floors, double glazed french doors and windows to front garden. STUDY/PLAYROOM (14'2" x 8'3") natural stone tiled floor with double glazed window to side elevation. KITCHEN/BREAKFAST ROOM (33'3" x 9'7" max) extensive range of modern white high gloss and timber fronted cupboards with

granite tops, matching breakfast bar, stainless steel one and a half bowl sink, integrated appliances include Miele twin ovens, larger fridge, freezer and dishwasher, double glazed windows to front and side elevations. UTILITY AREA with matching cupboards, space and plumbing for washing machine and tumble drier, inset stainless steel sink, door and window to side, concealed boiler cupboard containing Worcester central heating boiler and pressurised hot water tank.

Galleried LANDING with vaulted ceiling with double glazed velux windows. BEDROOM 1 (13'9" x 17'2" max) large double room with double glazed window overlooking rear garden and countryside views beyond. Door to EN-SUITE SHOWER ROOM (9'3" x 5'7") natural stone tiled floor and walls, modern white suite including low level WC and wash hand basin with vanity drawers, walk-in shower cubicle with fixed glazed shower screen, chrome heated towel rail and frosted double glazed window. BEDROOM 2 (17'4" x 9'8") double glazed windows to side and rear elevations. BEDROOM 3 (16'8" x 11'10") a lovely room with double glazed windows to side elevations and arched French doors to Juliet

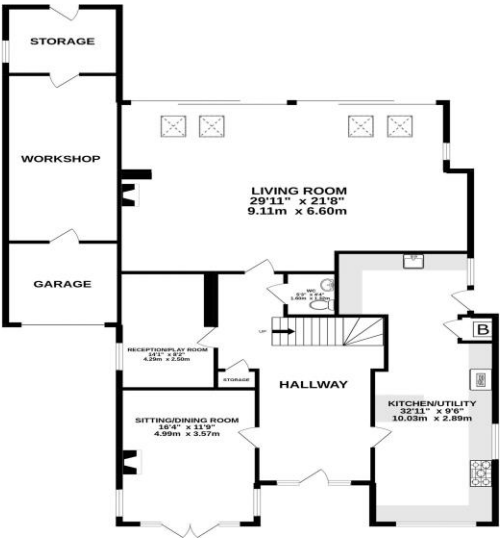
balcony. BEDROOM 4 (8'4" x 9'6") currently used as a study with double glazed window to side elevation. BEDROOM 5 (12'2" x 10'3") double room currently used as a studio with timber effect vinyl floor and double glazed window to front elevation. BEDROOM 6 (9'9" x 10') FAMILY BATHROOM (16'8" x 9' max) high quality modern white suite including double ended bath, wall hung wash hand basin, low level WC and modern walk in shower with glazed shower screen, fully tiled to floor and walls, heated towel rail and frosted double glazed windows.

Driveway off Main Avenue crosses a deep front verge leading to a natural stone paved driveway and parking space and gravelled garden, enclosed by a shaped laurel hedge. Access to GARAGE with adjacent charging point.

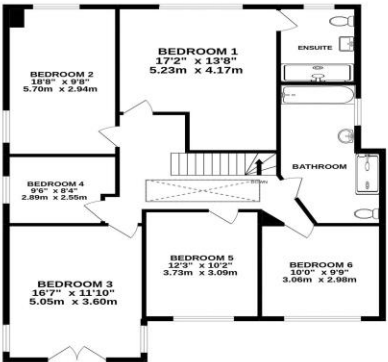
The garage has been sub-divided with single up and over door to include BIKE STORE (10' x 9'8") internal partitioning door to CENTRAL WORK SHOP (20'2" x 9'8") with further door to REAR GARDEN STORE (10'2" x 7'8")

The rear garden combines a wide natural stone paved sitting area with steps down to a level lawn with mature trees, raised vegetable beds, green house, mature shrubbery and a lovely oak framed building providing covered dining space.

GROUND FLOOR  
1867 sq.ft. (173.5 sq.m.) approx.



1ST FLOOR  
1225 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA: 3092 sq.ft. (287.3 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.

Made with hertex 10/2022





### Directions

From Cowbridge, travel east along the A48 towards Cardiff. Travel through the village of Bonvilston and turn left at the traffic lights signposted Pendoylan. Follow this country lane, bearing right and travel down Logwood Hill, through Gwern Y Steeple, turning right immediately before the river. Follow this road into Main Avenue on Wyndham Park where number 5 will be found on the left hand side as indicated by our For Sale board.

### Tenure

### Services

Mains gas, electricity, water and drainage  
Council Tax Band  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	78   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



