

St. George's-Super-Ely

VALE OF GLAMORGAN, CF5 6EW

GUIDE PRICE £750,000

**Hern &
Crabtree**



St. George's-Super-Ely

Quite simply stunning, this is a rare opportunity to acquire a substantial detached family home that has been completely transformed by the current owners to an exceptional standard.

Occupying a generous plot with a superb private rear garden and uninterrupted countryside views, this beautifully presented property offers an outstanding blend of contemporary living and versatile accommodation.

The true heart of the home is the spectacular open-plan kitchen, dining and family area, designed for modern living and entertaining. Flooded with natural light, this impressive space features three sets of French doors opening directly onto the rear garden, seamlessly connecting the indoors with the picturesque outdoor setting.

The remainder of the ground floor comprises a striking vaulted entrance hall, handy cloakroom, a cosy snug or home office, and a spacious reception room, currently arranged as a gym complete with a sauna. A practical utility room and contemporary shower room complete the ground floor accommodation.

Upstairs, the property offers four/five versatile bedrooms, one of which is currently utilised as an additional sitting room, benefiting from a private balcony that enjoys far-reaching countryside views. The principal bedroom features a beautifully appointed en-suite bathroom, while the remaining bedrooms are served by a stylish four-piece family bathroom.

Externally, the property boasts a fantastic-sized, private rear garden, ideal for family life and outdoor entertaining. To the front, there is ample off-street parking together with an integral single garage.

Occupying an idyllic position within the highly sought-after hamlet of St George's-super-Ely, the property enjoys a peaceful semi-rural setting with charming countryside surroundings, while remaining within easy reach of local amenities, excellent transport links and highly regarded schools.

- Stunning detached family home renovated to an exceptional standard throughout.
- Impressive open-plan kitchen, dining and family room with three sets of French doors to the garden.
- Four/five flexible bedrooms, including a first-floor sitting room with a balcony and rural views.
- Ample off-road parking and an integral single garage.
- Generous plot with a large private garden and beautiful countryside views.
- Versatile ground floor with a vaulted entrance hall, snug/study, gym, utility room, shower room and sauna.
- Principal bedroom with en-suite and a stylish four-piece family bathroom
- Idyllic location in the sought-after hamlet of St George's-super-Ely.



Approx 2665.00 sq ft Council Tax Band: G

Entrance

Entered via a composite front door, radiator, marble tiled flooring, high ceilings, storage cupboard, stairs to the first floor with understairs storage cupboard, recess lights, herringbone parquet flooring.

Snug/Home Office

Fitted with shelves, radiator.

Cloakroom

Double obscure glazed window to the side, w.c and wash hand basin, radiator, part paneled wall, tiled floor.

Living Room/Gym

Double glazed window to the front, radiator, herringbone parquet flooring.

Open Plan Kitchen/Dining/Sitting Area

Three sets of patio doors to the rear, herringbone parquet flooring, recess lights, vertical radiators.

Kitchen fitted with a range of wall and base units with worktop over, central island with sink, a four ring induction hob, integrated oven, grill and microwave, integrated dishwasher.

Pantry

Door to the front, tiled floor.

Utility Area

Fitted with base units and wall unit with laminate worktop, sink, space and plumbing for washing machine, space and plumbing for a tumble dryer, wood door to the rear with double glazed panels.

Shower Room

Fitted with power shower, tiled walls, non slip flooring.

First Floor Landing

Stairs rise up from the hall, recess lights, access to loft space.

Lounge/Bedroom Five

Double glazed window to the front and double glazed patio door leads to the balcony, radiators, fireplace with wooden surround and slate hearth.

Balcony

With views to front and side.

Bedroom One

Double glazed window to the front, radiator, coved ceiling, wooden floor.

En Suite

Double obscure glazed window to the side, fitted with bath with shower over, w.c and wash hand basin, radiator, tiled walls and tiled floor.

Bedroom Two

Double glazed window to the rear, radiator, built in wardrobes.

Bedroom Three

Double glazed skylight window to the front, radiator, coved ceiling, built in cupboard.

Bathroom

Double glazed window to the rear, a free standing bath, shower, w.c and wash hand basin, vertical radiator, tiled floor.

Bedroom Four

Two double glazed windows to the rear and double glazed window to the side, radiator, coved ceiling, walk in wardrobe.

Garden

Enclosed by timber fences, large lawn area, paved patio, cold water tap, mature flower beds, further paved area with trellace.

Garage

Integrated double garage with up and over door to the front, power, sink and plumbing.

Front

Low rise wall to the front, large paved driveway, flower beds and tree.

Tenure and additional information

We have been advised by the seller that the property is freehold, Council tax bad is G. EPC=D

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

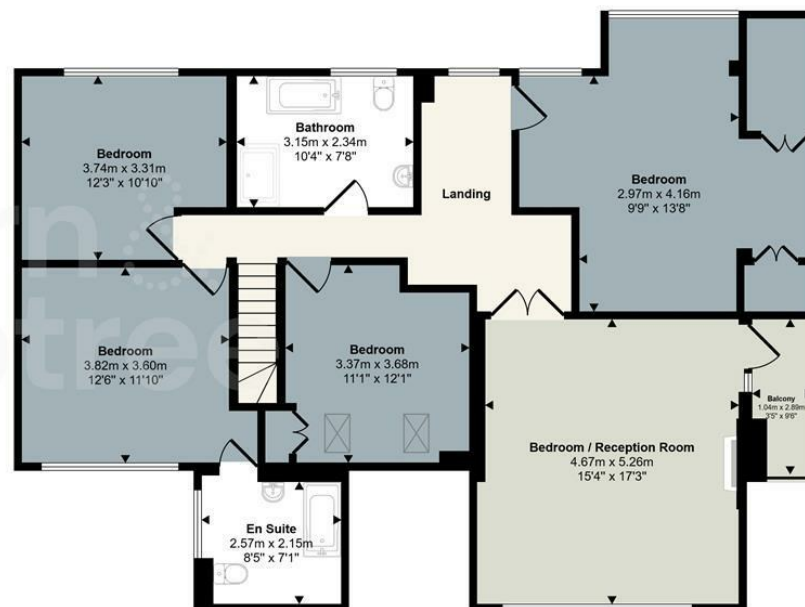
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





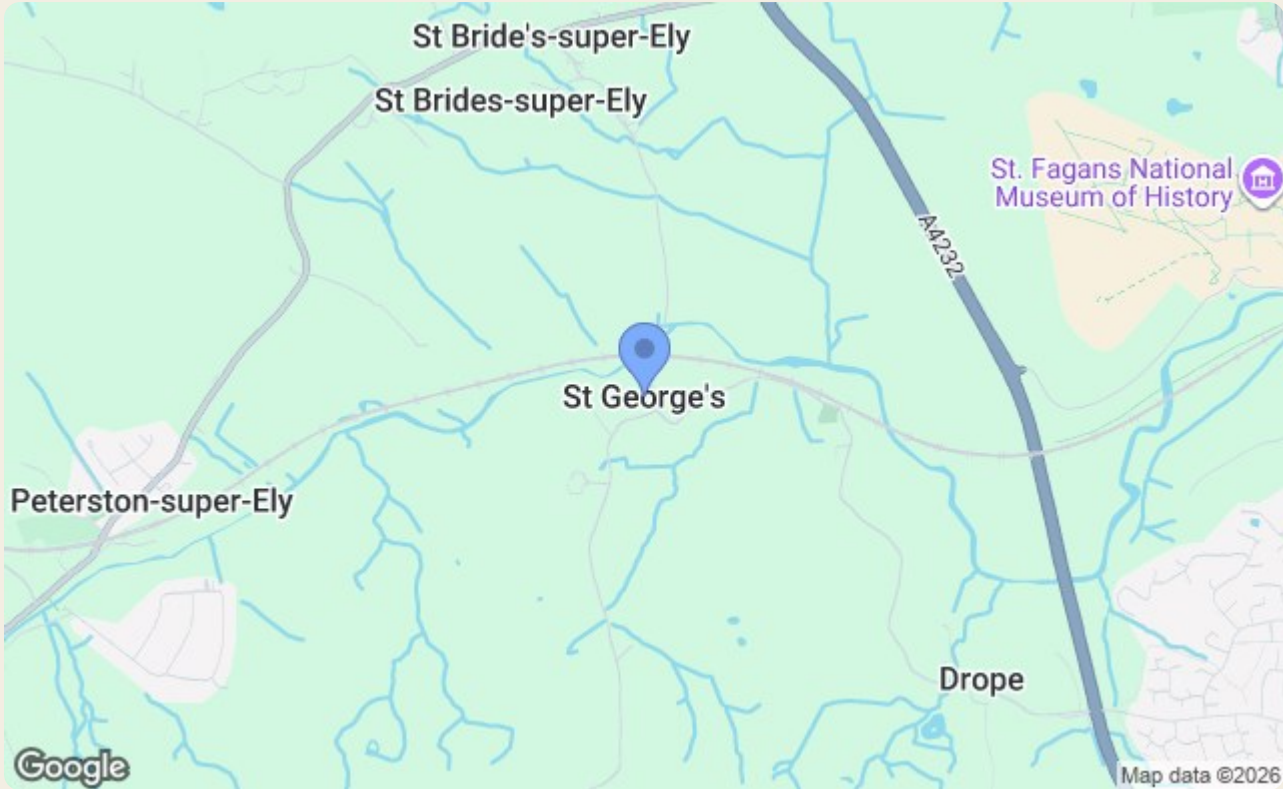


Approx Gross Internal Area
248 sq m / 2665 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	71

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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