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18 Le Sor Hill, Peterston-Super-Ely

Guide Price £400,000

## 18 Le Sor Hill

Situated in the sought-after village of Peterston-super-Ely, this spacious home combines character and comfort, offering a peaceful setting with excellent access to Cardiff, Cowbridge and surrounding countryside

Council Tax band: F

Tenure: Freehold

- Sought-After Village Location
- Spacious Accommodation
- Impressive Lounge & Conservatory
- Farmhouse-Style Kitchen
- Principal Bedroom with Balcony
- Large Bathroom Suite
- Landscaped Gardens
- Parking & Garage

### Directions:

From Cowbridge travel east along the A48 towards Cardiff travel through Bonvilston. at the traffic lights turn left signposted Peterston super Ely. Continue along this country lane, without deviation, through the Hamlet of Gwern Y Steeple. Crossing the river continue along this road, follow past The Sportsmans Rest on your left hand side, follow the road and take a left onto Ael-Y-Bryn, take your left onto Heol Llanbedr and turn right onto Le Sor Hill. The property is at the top of the cul-de-sac on your left hand side.



Upon entering the property, you are welcomed by a bright entrance hall featuring decorative tiled flooring, a radiator and a double-glazed uPVC window. From here, the accommodation flows into the **LOUNGE**, the living space is enhanced by attractive herringbone parquet flooring, multiple double-glazed windows and radiators throughout. The lounge area centres around a feature fireplace and opens into an additional sitting area. Sliding patio doors provide access to the **CONSERVATORY**, allowing natural light to flood the room.

The conservatory is a great addition to the home and enjoys views across the rear garden. Featuring decorative tiled flooring, sage green double-glazed windows and doors, two radiators and French doors opening onto the garden.

The **DINING AREA** offers ample room for a family dining table and additional furniture, complemented by tiled flooring and a radiator. Steps lead through to the **KITCHEN**, fitted with a range of cupboards and drawers finished with silver handles, Corian work surfaces, and a stainless-steel sink with mixer tap positioned beneath a double-glazed window overlooking the garden. Integrated appliances include a Neff oven and grill, Bosch induction hob, additional Bosch two-ring hob and extractor hood above, while further space is provided for a washing machine and fridge freezer.

A practical side entrance provides convenient access to both the garden and front of the property.

The first floor is accessed via a carpeted staircase with a dark wood-effect handrail and opens onto the landing with continued wooden flooring and access to the loft.

The **PRINCIPAL BEDROOM** is a particularly generous double bedroom featuring wooden flooring, wardrobes, and central heating radiator. Two double-glazed sliding patio doors open onto a private balcony with attractive views over the rear garden.

The **FAMILY BATHROOM** is both spacious and distinctive, featuring oak flooring, a large enclosed double shower with rainfall shower head and separate rinse attachment, a white radiator and access to a substantial airing cupboard housing the hot water tank and providing storage. A mid-level step leads to a Jacuzzi bath, complemented by fitted drawers, cupboards and a Corian sink with matching work surface. A double-glazed uPVC window overlooks the rear aspect, whilst a glazed uPVC door provides direct access to the **BALCONY**.

The **SECOND BEDROOM** is currently utilised as a dressing room, benefiting from fitted storage with a range of cupboards, drawers and wardrobes. A double-glazed uPVC window overlooks the front elevation and a useful storage cupboard is located above the staircase. A separate **CLOAKROOM** is fitted with a distinctive burgundy suite comprising a floating wash hand basin with gold-effect taps and matching WC, together with a frosted double-glazed window providing natural light and privacy.

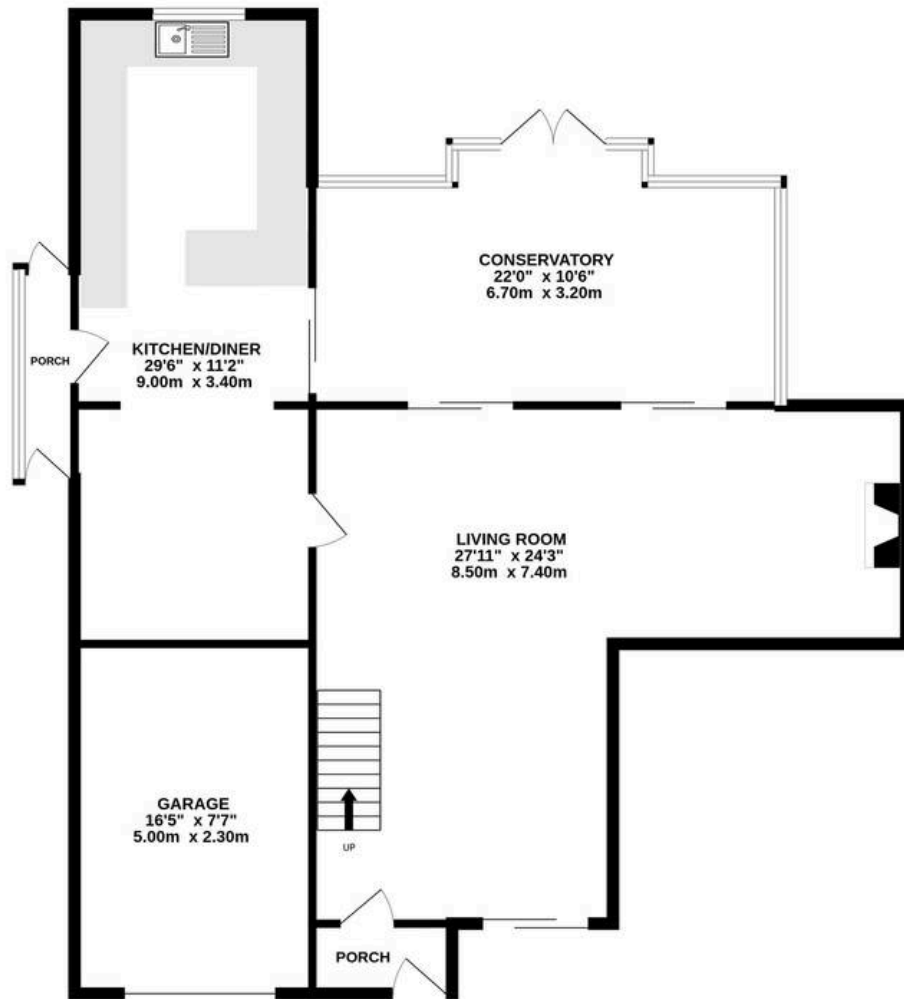
**BEDROOM THREE** is currently being used as an office space with fitted corner desk and additional storage cupboards.

Externally, the rear garden has been thoughtfully landscaped to create a variety of seating areas. An AstroTurf lawn leads to a summer house and garden shed, while steps rise to a patio terrace featuring a greenhouse with power connected. The mature garden is stocked with established trees, shrubs and planting. Additional benefits include outside lighting, an outside tap and multiple side access points.

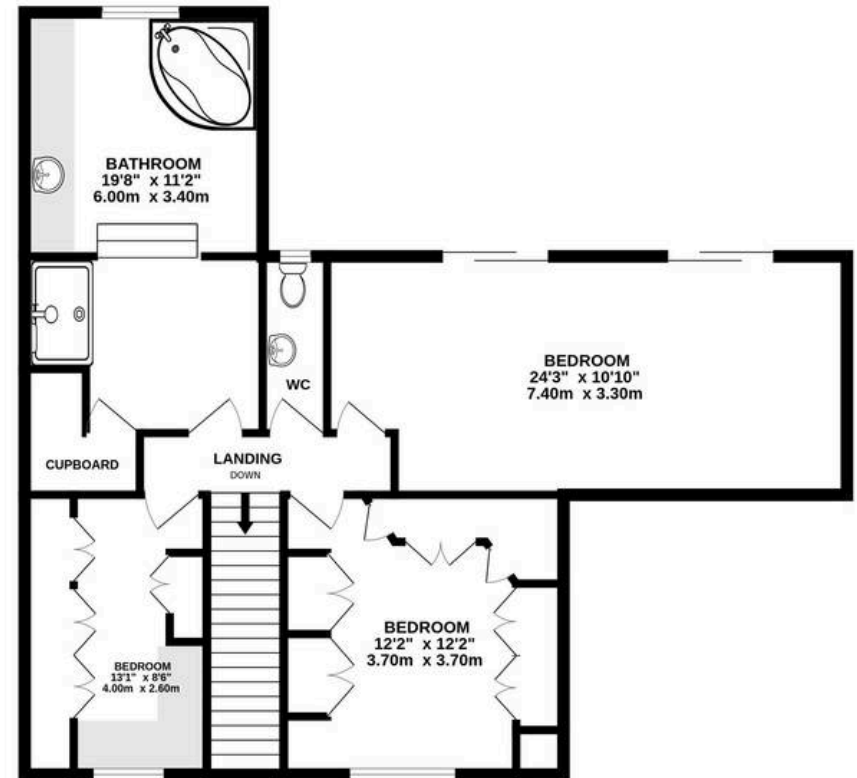
To the front, a smart driveway provides ample off-road parking and leads directly to the garage, which features an electric up-and-over door. Attractive AstroTurf areas and gated side access on both sides complete the frontage.



GROUND FLOOR  
1297 sq.ft. (120.5 sq.m.) approx.



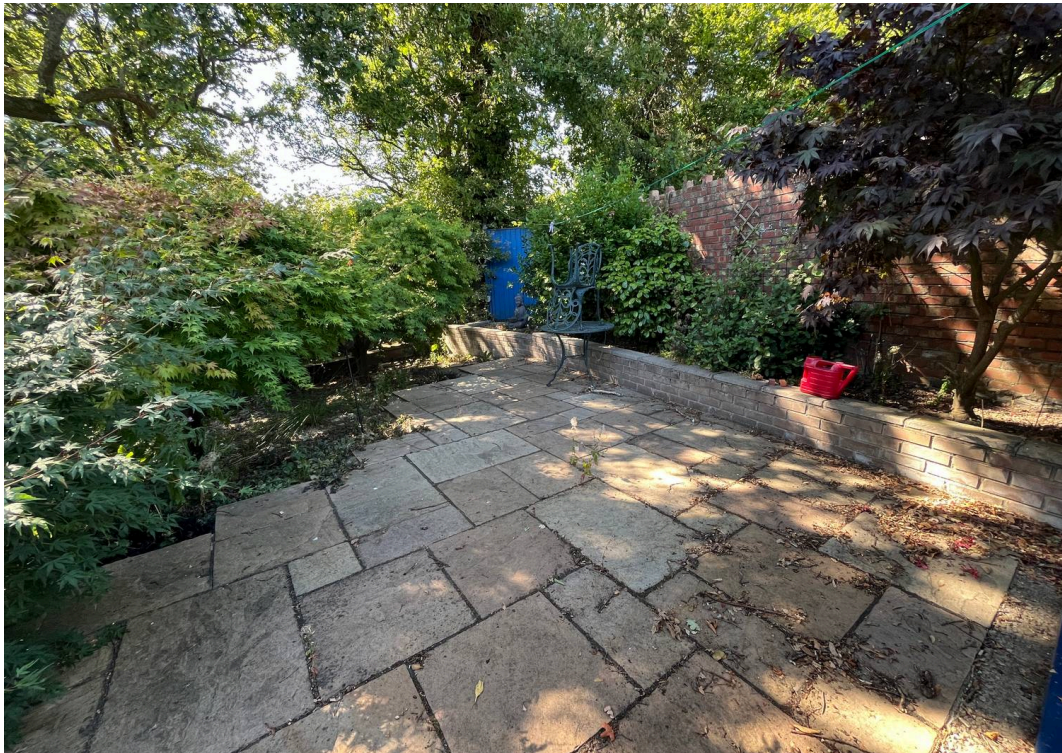
1ST FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

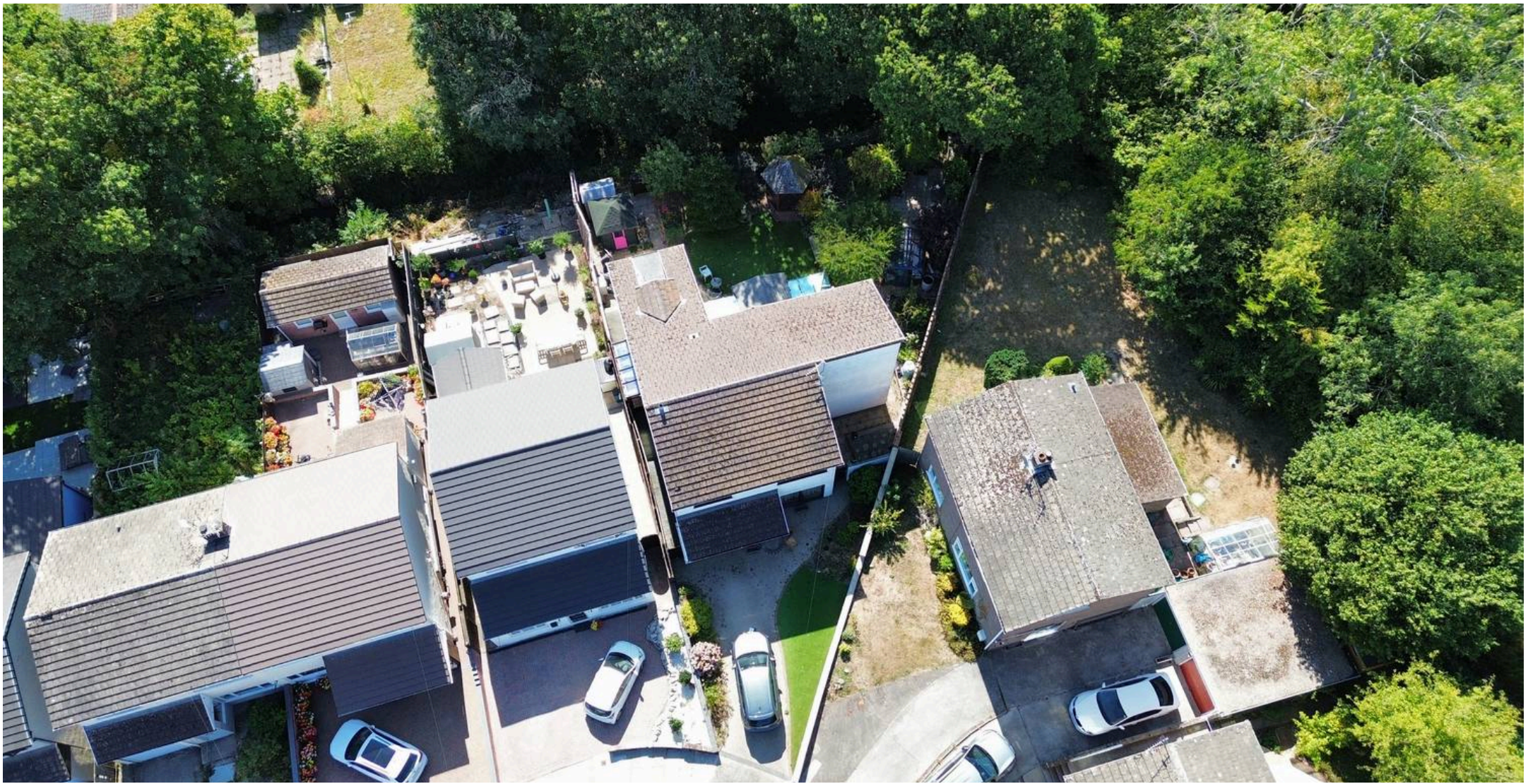


TOTAL FLOOR AREA : 2187 sq.ft. (203.2 sq.m.) approx.

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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## Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

[cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com)

[www.hrt.uk.com/](http://www.hrt.uk.com/)



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