



19, Heol Yr Ysgol
Bridgend, CF32 0TB

Watts
& Morgan



19, Heol Yr Ysgol

St. Brides Major, Bridgend CF32 0TB

£365,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A well-presented three bedroom detached home is nestled in the picturesque village of St Brides Major on a substantial plot with further potential for development. The property benefits from detailed planning permission to build a detached two bedroom property at the top of the garden with rear lane access. More information can be found online. The spacious accommodation comprises of; entrance hall, lounge, dining room, kitchen, WC and garage conversion / versatile third reception room. First floor double bedroom with en-suite, two further double bedrooms and a family bathroom. Externally the property benefits from various outdoor seating areas, a private drive to the front and a substantially large rear garden with rear access.

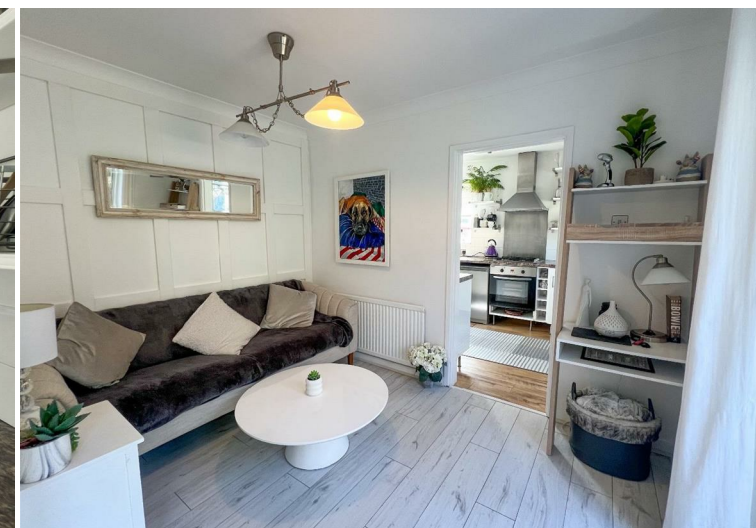
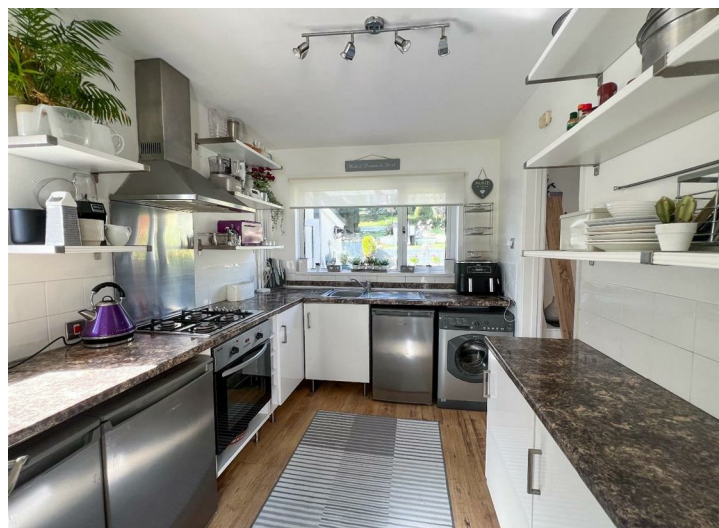
Directions

* Bridgend - 4.0 Miles * Cowbridge - 8.0 Miles * Cardiff - 25.0 Miles * J36 of the M4 - 6.0 Miles

Your local office: Bridgend

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Summary of Accommodation

SITUATION

St Brides Major is a picturesque Village situated to the western side of the Vale of Glamorgan. The Village has a general store, a popular public house 'The Fox', Church, a well regarded junior school, Village pond and playing field. St Brides Major is in the catchment area for Cowbridge Comprehensive School. The Heritage Coast conservation area has popular surfing and beaches at Ogmore by Sea and Southerndown which are within a five minute drive. Many country walks are available in the area.

ABOUT THE PROPERTY

Entered through a composite front door with adjacent frosted panels into the welcoming hallway with laminate flooring and a staircase rises to the first-floor landing. The ground floor cloakroom offers vinyl flooring and an UPVC obscure double-glazed window to side. The cloak room has been fitted with a low-level WC with dual flush, round countertop wash hand basin with cubed shelving below. The kitchen has been fitted with a range of high gloss base units with complementary work surfaces over and tiled splashbacks. Integrated appliances include integral oven and hob with chrome extractor hood over, stainless steel sink with mixer tap and drainer there is space for an under-counter fridge, freezer, dishwasher and washing machine. The kitchen offers laminate flooring and windows to the side and rear aspects. The dining area opens into the main living room, benefiting from French doors opening out to the rear garden and laminate flooring. The living room offers patio doors opening out on the rear and a further set opening out to a front seating area. The living room offers laminate flooring a central fireplace and a door leading into the main hallway.

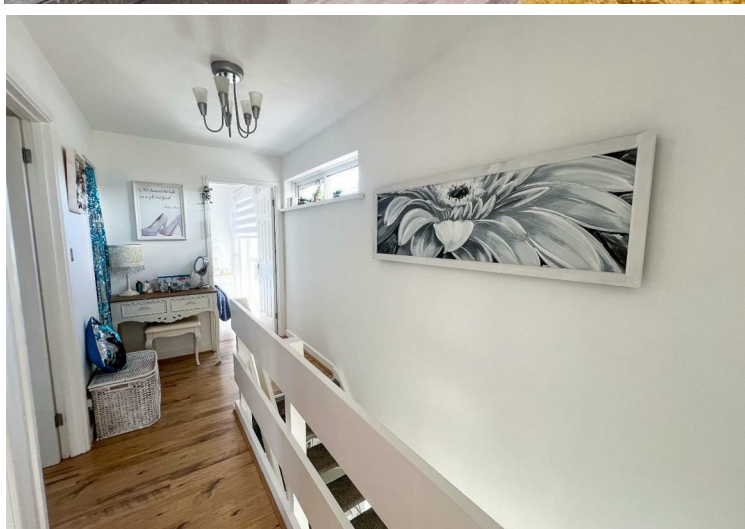
The first-floor landing benefits from a recess for storage, windows to the front and all doors lead off. Bedroom one is a spacious double bedroom with laminate flooring and double doors opening out onto a raised decked balcony overlooking the rear garden. Bedroom two is a generous second bedroom with laminate flooring and window overlooking the rear garden. Bedroom two has access to the loft hatch and an en-suite shower room which has been fitted with a tiled shower enclosure, round countertop hand basin with cubed shelving below, low level WC with dual flush. The third double bedroom benefits from a large floor to ceiling picture window to the front and laminate flooring. The family bathroom has been fitted with a bath with mixer taps and a handheld hair attachment, pedestal wash hand basin, low level WC with dual flush. The bathroom benefits from full ceramic wall tiling above bath and wash hand basin, vinyl flooring, heated chrome towel rail and a window to the side.

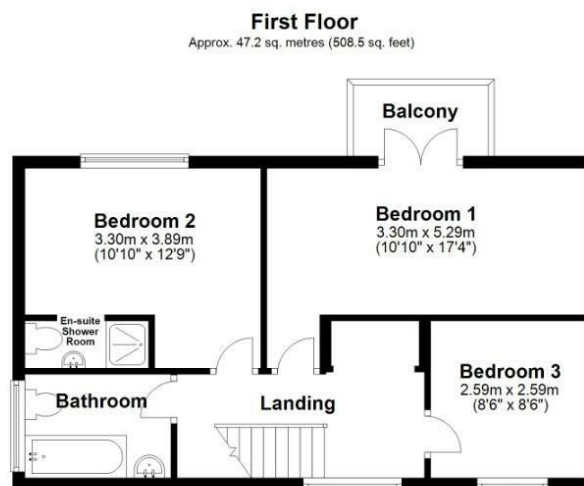
GARDENS AND GROUNDS

To the front is a private driveway with off road parking for one vehicle. The converted garage has double doors to the front and to the side with access to the garden. The versatile room offers laminate flooring, Velux window and is an ideal home office, sitting room or guest bedroom. The front grounds are landscaped with stone chippings and paved seating areas with an array of shrubs and planters. There is side access around to the rear garden. To the rear is a substantial garden predominately laid with artificial grass with various paved seating areas and multiple outdoor storage sheds. There is path leading to the lawned area which has rear access and detailed planning permission in place for a separate dwelling to be built.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D" Council Tax band "E"

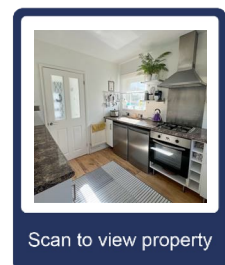




Total area: approx. 107.6 sq. metres (1158.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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