Twyn Glas , St. Brides Major,

Vale Of Glamorgan, CF32 0TD

Watts & Morgan

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Vale Of Glamorgan, CF32 0TD

Guide Price £695,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

Enjoying an enviable position overlooking the Common in the highly regarded village of St Brides Major, this detached three bedroom property occupies a generous 0.3 acre plot.

Offering a rare opportunity to create a superb family home, with excellent scope for refurbishment or extension.

Accommodation to include; Lounge-dining room with sun-room, kitchen, and rear porch with WC and utility. First floor with three spacious bedrooms and a traditional bathroom.

Mature gardens surround the property, while a detached double garage and generous driveway offer ample parking and storage.

Perfectly positioned within walking distance of the village primary school and close to the market town of Cowbridge with its superb comprehensive school.

EPC Rating; TBC.

Directions

Cowbridge Town Centre – 8.3 miles

Cardiff City Centre – 26.2 miles

M4 Motorway – 6.4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

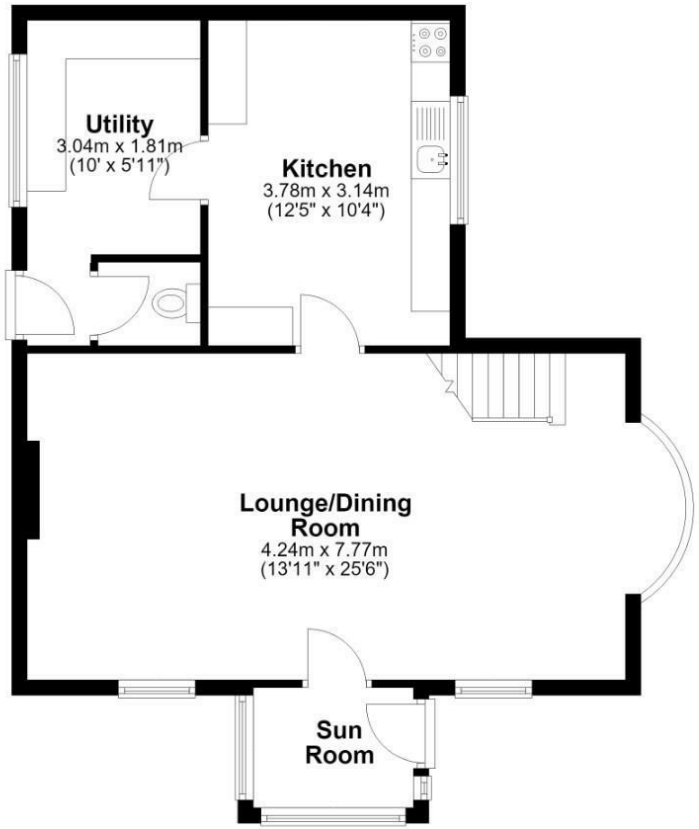
Occupying an enviable position overlooking the Common in the highly sought-after village of St Brides Major, this detached three bedroom property presents a rare opportunity to acquire a home with exceptional potential in one of the Vale of Glamorgan's most picturesque rural settings. Requiring modernisation throughout, the property offers spacious, light-filled accommodation and provides an excellent canvas for refurbishment, remodelling or extension, subject to the necessary planning consents. Enjoying direct access to the surrounding Common, renowned for its open countryside and scenic walking and riding routes, the property is perfectly placed to embrace the outstanding natural beauty of the area. The well-regarded village primary school is within walking distance, while the Heritage Coast at Southerndown, with its dramatic cliffs and beach, is just moments away. The nearby market town of Cowbridge offers an excellent range of independent shops, cafés, restaurants, leisure facilities and highly regarded secondary schooling. Combining an exceptional location with considerable scope for enhancement, this is a rare opportunity to create a superb family home in one of the Vale of Glamorgan's most desirable village settings.

The accommodation is approached from the garden via a practical rear porch incorporating a utility area and cloakroom/WC, with the freestanding oil-fired boiler also located here. The kitchen/breakfast room enjoys amazing views across the Common, where grazing cattle provide an ever-changing rural backdrop. Fitted with a range of traditional units, the space offers excellent potential to create a contemporary kitchen tailored to modern family living.

The generously proportioned lounge/dining room is filled with natural light and enjoys delightful views over the surrounding gardens, centred around a feature open fireplace. From here is a sun-room enjoying a lovely outlook over the garden. An open-tread staircase leads to the first floor, where three sizeable bedrooms each enjoy countryside views and are served by a traditional family bathroom.

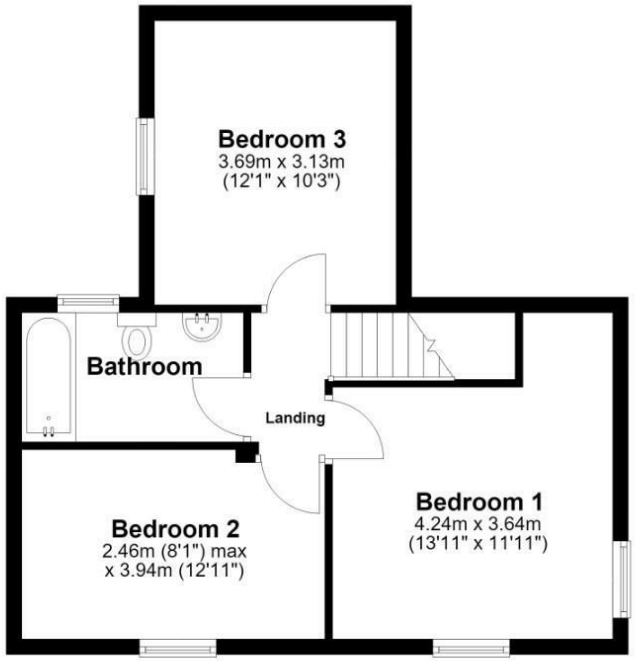
Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



Total area: approx. 102.2 sq. metres (1100.1 sq. feet)

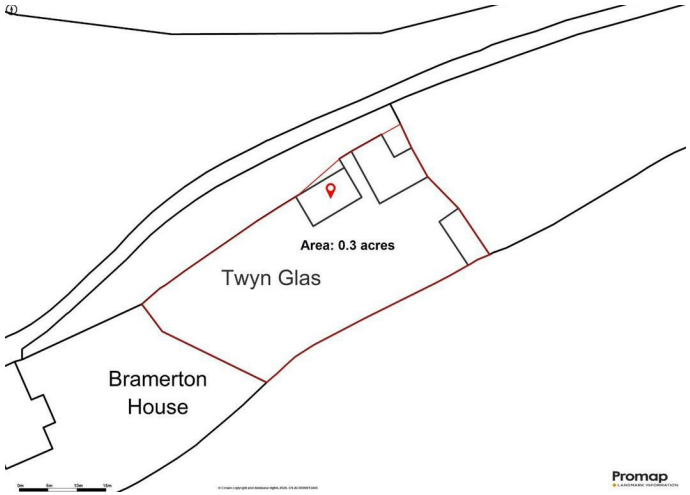
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

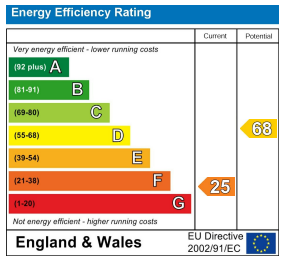
GARDENS AND GROUNDS

The property is approached via a gravelled track crossing the Common, leading to ample parking directly in front of the detached double garage. The garage provides excellent storage and incorporates a useful coal store. Surrounded by mature gardens extending to 0.3 acres, the property enjoys a high degree of privacy within beautifully established grounds. Expansive lawned areas, mature trees and well-stocked planting create a peaceful setting, offering wonderful opportunities for entertaining and creating a fruit/veg patch, whilst making the most of the exceptional countryside surroundings. There is also a separate dilapidated garage which offers enormous potential as a workshop, studio or detached home office, along with a large 5-bar timber gate which provides access into the garden itself.

ADDITIONAL INFORMATION

Freehold. Oil-fired central heating. Private cesspit drainage. Council Tax Band F. No Onward Chain.





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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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