



40 Lon Yr Eglwys

St. Brides Major, CF32 0SH

Price £295,000

HARRIS & BIRT





A modern semi detached property situated on a large plot in a peaceful location overlooking the Church in the popular village of St Brides Major. The accommodation briefly comprises: entrance hall, large living/dining room and kitchen to the ground floor. First floor offers three bedrooms and a family bathroom. Outside there is plenty of off road parking with a detached garage and spacious front garden The rear garden is mainly laid to lawn with a paved patio. Further benefits include mains gas central heating, uPVC double glazing throughout and no onward chain.

St Brides Major offers village facilities within walking distance which include general store/post office, The Fox pub & restaurant, specialist shops, well regarded Church in Wales Infant and Junior School from where the children go to Cowbridge Comprehensive. Just a mile or so to the south is the Heritage Coastline and the beaches at Southerndown and Omore-by-Sea. Southerndown Golf Club is just a few minutes drive away. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.

## Accommodation

### Ground Floor

#### Entrance Hall 7'1" x 7'3" (2.16m x 2.21m)

The property is entered via uPVC front door with decorative obscure glazed window. Tiled floor. Stairs to first floor. Door to:

#### Living/Dining Room 13'9" x 26'9" (4.19m x 8.15m)

Large window overlooking front. French doors opening onto rear. Central feature fireplace. Wood effect laminate flooring. Radiators. Pendant ceiling lights. Door to kitchen.

#### Kitchen 7'8" x 10'2" (2.34m x 3.10m)

Modern fitted kitchen with features to include: range of wall and base units with laminate worktops over. Single bowl sink with curved hot & cold mixer tap and draining grooves. Induction hob with extractor hood over and undercounter electric oven. Space for undercounter washing machine. Recess larder cupboard. Obscure glazed door to side. Window overlooking rear garden. Tiled walls and floor. Radiator. Pendant ceiling light.

### First Floor

#### Landing 7'0" x 9'6" (2.13m x 2.90m)

Carpeted stairs from ground floor. Cupboard housing Gas combination boiler. Window to side. Loft access hatch. Radiator. Pendant ceiling light. Doors to all first floor rooms.

#### Bedroom One 10'0" x 13'8" (3.05m x 4.17m)

Window overlooking front. Built in wardrobe. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 10'0" x 10'1" (3.05m x 3.07m)

Window overlooking rear. Recess for wardrobe. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 7'0" x 10'0" (2.13m x 3.05m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom 6'9" x 6'0" (2.06m x 1.83m)

Modern bathroom suite with features to include: panelled bath with hot and cold tap, shower head attachment and curved shower screen. Pedestal wash hand basin with hot & cold taps. Low level, dual flush WC. Obscure glazed window to rear. Tiled walls and floor. Vertical towel warmer. Pendant ceiling light.

### Outside

Private driveway offering off road parking for multiple vehicles leading to detached garage - up and over door, door to side, light and power. Spacious lawned garden with hedge and wall boundaries. Side gate to the rear garden. Elevated path with steps leading down to an area of patio and lawn beyond. Space for shed. Mature trees. Fence and wall boundaries to sides with a pretty dry stone wall to the rear and church grounds beyond.

### Services & Tenure

All mains services are connected. Heating via gas combination boiler. UPVC double glazing throughout.

The property is Freehold.

### Directions

From our office at 65 High Street, Cowbridge, turn right and at the end of Westgate turn left onto the main A48 road towards Bridgend. At the bottom of the long hill, known as Crack Hill, with the Chinese restaurant at the bottom of the hill bear left passing through the villages of Corntown and Ewenny. At the T junction turn left and follow the road into St Brides Major. Enter the village and just after The Fox turn right. Travel up the hill, bearing right, and take your next left onto Lon yr Eglwys, the property is located a short way on your left hand side indicated by a Harris & Birt for sale board.



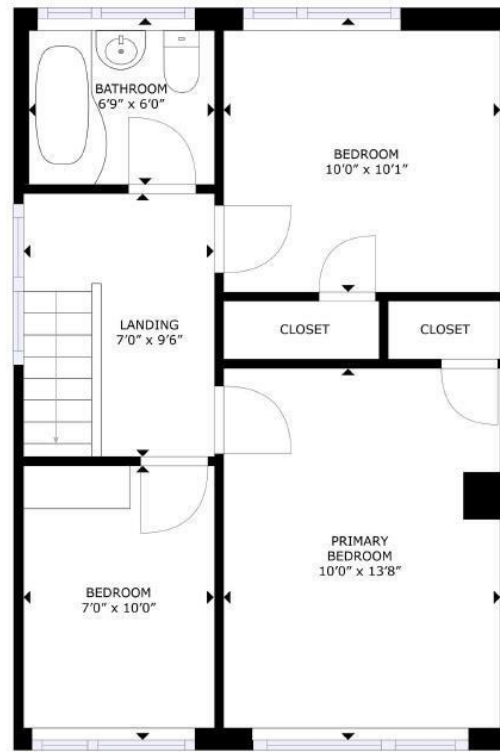








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1: 465 sq. ft, FLOOR 2: 459 sq. ft  
 TOTAL: 924 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

