



## Stonecroft Pen Y Lan Road

St. Brides Major, CF32 0SB

Price £650,000

HARRIS & BIRT





An impressive, spacious and well presented five bedroom detached, split level, property of circa 3,300 sq/ft (plus garage dimensions) situated in a plot size of 0.31 acres. Offering off road parking and detached garage, as well as south facing elevation to rear. The property benefits from far ranging views across the village and countryside beyond from an elevated position. The property itself comprises accommodation of entrance hall, five double bedrooms and family bathroom, as well as study space off entrance hall, stairs lead down to landing, utility room, large living/dining room, kitchen/breakfast room and sizeable bathroom. Situated on a quiet lane with St Brides Major.

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 Ogmere-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.

- Sizeable Detached Residence
- Five Good Sized Bedrooms
- Three Reception Rooms
- 0.3 Acre Plot With Extensive and Well Maintained Gardens
- Stunning South Facing Views to Rear
- Two Bathrooms
- Detached Double Garage
- EPC:

## Accommodations

### First Floor

#### Entrance Lobby/Study Area 15'0 x 12'7 (4.57m x 3.84m )

Entered via UPVC composite front door with inset opaque lead lined vision panel. Further natural light via three fixed pane UPVC double glazed opaque windows to front. Open entrance lobby/study with exposed pointed stone wall. Wooden opaque glazed port hole window. Excellent floor to ceiling fitted storage. Fitted radiator. Fitted carpet. Wooden opaque glazed door way opens through into master bedroom.

#### Master Bedroom 19'3 x 19'3 (5.87m x 5.87m)

An extremely spacious mater bedroom. UPVC double glazed picture window to front elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in four door run of floor to ceiling fitted wardrobes.

#### Inner Hall 18'4 x 7'11 (5.59m x 2.41m)

Straight stairway leads down to ground floor hall. Papered walls. Skimmed ceiling Fitted carpet. Communicating doors to all first floor rooms.

#### Bedroom Two 14'2 x 14'6 (4.32m x 4.42m)

Another good sized double bedroom. UPVC double glazed window to rear elevation enjoying a truly fantastic view across St Brides Major and countryside beyond. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture containing oak effect finished wardrobe & chest of drawers.

#### Bedroom Three 13'1 x 14'6 (3.99m x 4.42m)

Another double bedroom to the rear. UPVC double glazed window enjoying those fantastic views. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture.

#### Bedroom Four 9'1 x 14'6 (2.77m x 4.42m)

Fourth spacious and sizeable double bedroom with UPVC double glazed window to rear elevation. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Three door run of fitted wardrobes.

#### Bedroom Five 14'2 x 8'1 (4.32m x 2.46m )

UPVC double glazed window overlooking side garden. Papered walls. Skimmed ceiling with access to loft room via hatch. Fitted carpet. Fitted radiator. Built in three door run of fitted wardrobes.

#### Bathroom One 6'10 x 7'11 (2.08m x 2.41m)

Three piece suite comprising panelled bath with chrome mixer tap and shower head fitment. Vanity unit housing low level hidden cistern WC and oval oversized wash hand basin with storage space underset. Fully tiled walls. Tiled floor. UPVC double glazed opaque window to rear elevation. Wall mounted chrome heated towel rail. Concertina door offering access to airing cupboard with open shelving etc.

#### Attic Room 36'8" x 14'10" (max) (11.18m x 4.52m (max))

Fully boarded attic room accessed via loft hatch staircase from bedroom five. Two spacious rooms that could be used a multi use games room etc. Fully carpeted. Skimmed through. Plenty of potential (subject to necessary permissions) for loft conversion.

### Ground Floor

#### Hallway 15'2 x 8'3 (4.62m x 2.51m)

Open tread carpet staircase leads down to inner hall to ground floor. Papered walls and skimmed ceiling. Fitted carpet. Fitted radiator. Internal glazed wall into dining/family room. Communicating doors to all ground floor rooms.

#### Utility 17'8 x 10'2 (5.38m x 3.10m)

An excellent sized utility room with UPVC glazed opaque pedestrian door to side access. Fully skimmed walls and ceiling. Vinyl tile laid flooring. Range of base units with inset stainless steel sink and drainer with chrome mixer tap. Space for all utilities including American style fridge/freezer and washing machine, tumble dryer etc. Ideal Mexico floor mounted gas boiler housed here.

#### Dining Room 9'3 x 14'2 (2.82m x 4.32m)

An excellent reception space open to living room. UPVC double glazed window to rear elevation enjoying those fantastic views. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Internal serving hatch to kitchen/breakfast room. Half flagstone laid stairs through into living room.

#### Living Room 13'11 x 22'9 (4.24m x 6.93m)

Attractive pointed stone hearth and surround with inset electric coal effect fire as well as chimney inlet. Features include exposed beam work, pointed stone wall throughout. UPVC fully double glazed patio door opening out onto attractive rear garden. Further natural light via floor to ceiling UPVC double glazed fixed pane windows. Further natural light to side elevation via UPVC double glazed window. Range of fitted radiators. Fitted carpet. Excellent principal reception space.

#### Kitchen/Breakfast Room 12'8 x 22'9 (3.86m x 6.93m)

An excellent sized kitchen/breakfast room. Shaker style fitted kitchen in a light oak finish sat under and over a mottle effect work surface. Features to include; integrated 'Bosch' dishwasher behind matching decor panel. China inset ceramic 1.5 sink and drainer with chrome swan neck mixer tap. Range of fitted wall and base units. Freestanding 'Lacanche' range cooker with gas five ring hob and underset electric fan oven. Electric oven and warming trays below. Attractive pelmet with inset chimney extractor. Integrated fridge behind matching decor panel. Eyeline cupboard housing the inset microwave. Range of UPVC double glazed windows to rear and side elevation enjoying those fantastic views. Mottle effect worksurface extends to upstands. Tiled splashback to the range. Fully tiled walls. Further skimmed walls and

ceiling with exposed feature brick wall. Fitted radiator. UPVC half glazed pedestrian door to side elevation allowing access to side garden and rear.

#### Bathroom Two 19'3 x 10'2 (5.87m x 3.10m)

Sizeable and spacious bathroom comprising five piece suite with corner bath with chrome mixer tap and Mira integrated shower and shower head attachment. Low level WC and bidet. Inset Sottini wash hand basin with chrome mixer tap. Inset shower cubicle with inset shower and shower head attachment. Sizeable vanity unit. UPVC opaque glazed window to side elevation. Fully tiled walls. Fitted carpet. Fitted radiators. Built in cupboard.

### Outside

#### Detached Double Garage

Accessed via electric up and over door to a sizeable double garage. Two UPVC double glazed windows. Concrete base. Work benches and storage across the rear. Power and light. Accessed via the front forecourt.

### Gardens & Grounds

The property is set in a sizeable plot accessed via wrought iron double gates to an open block paviour forecourt. Further parking to the front of the property. Raised beds and borders. Inset storm porch laid to patio offering access to front door. Steps leading down to the side garden. Easy to maintain and laid mostly to patio with an inset green house and raised beds. Both side aspects offer access to the truly fantastic rear gardens. To the east of the elevation is another sizeable alfresco dining terrace enjoying those wonderful views behind a high walled garden and close bordered fencing. Mature hedge rows. The garden has been wonderfully landscaped by the owners to create beds and borders that flower throughout the year. Tiers of lawn that are ideal for young families etc.

### Services

Mains services throughout.

### Directions

Coming from Eweny you will take a left at the T junction next to the garden centre and travel straight on all the way into St. Brides Major, as you come in to the village you will carry on through as if you were going into Wick. You will see a right hand turning to take you to Southerndown and Ogmre, slow your speed here and take a sharp left up Penylan Road. Stonecroft is around 250 yards up on the left with a Harris & Birt board outside.









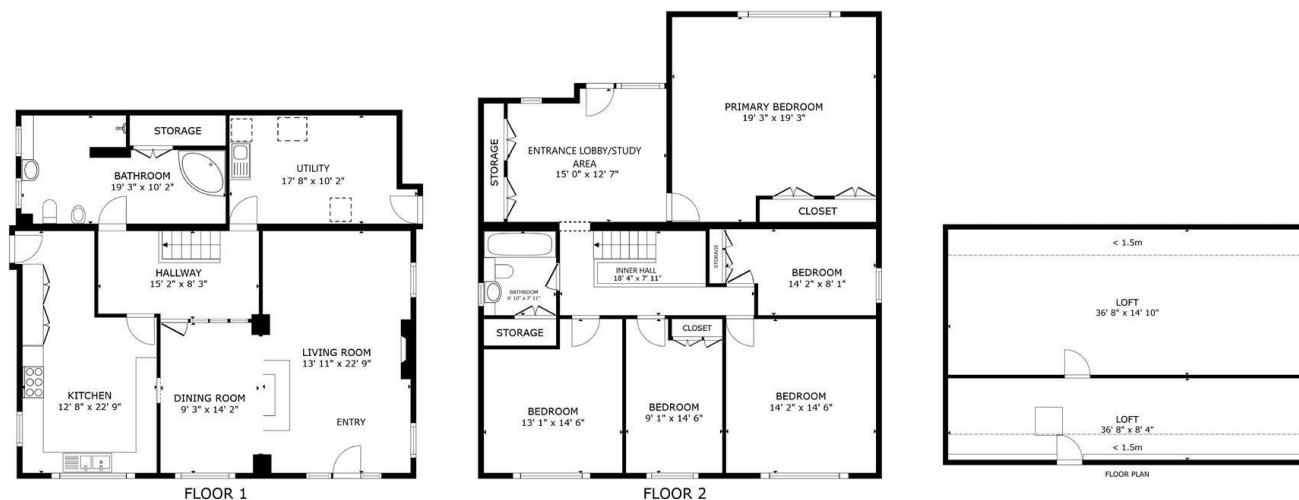












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GROSS INTERNAL AREA  
FLOOR 1 1,226 sq.ft. FLOOR 2 1,452 sq.ft.  
TOTAL : 2,678 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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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	

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		
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