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herbert r thomas

8 Lon Yr Eglwys  
St. Brides Major,  
Vale of Glamorgan,  
CF32 0SH

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## 8 Lon Yr Eglwys

Guide Price £230,000

A well maintained semi-detached property with front driveway and garden, southerly aspect rear landscaped garden enjoying elevated scenic views. The amenities of St Brides village, heritage coastline and Heol Y Mynydd common all walkable.

Well maintained throughout

Well proportioned accommodation comprising an entrance hall, living room, kitchen/diner, side hall, home office/second reception room, rear utility/boot room, three double bedrooms and bathroom

Double driveway and landscaped garden to the front

Enclosed southerly aspect rear garden with far ranging views

Rolling coastal countryside views enjoyed from inside and out

Well connected to St Brides village amenities, heritage coastline, Heol Y Mynydd common and the well renowned public houses, The Fox and Mezza @ The Farmers Arms



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Canopied entrance with decorative glazed UPVC front door. ENTRANCE HALL, (6'4" x 6'6") fitted carpet, ceiling light and straight stairs rising to the first floor. Dual aspect SITTING ROOM, (10'4" x 18'7") fitted carpet, pendant light and spotlights to ceiling, central fireplace with polished stone hearth, timber surround and stove effect fire (electric). Large window to front garden and glazed French doors opening directly to the south facing rear garden. KITCHEN, (13'3" x 11'9") ceramic tiled floor, spotlight to ceiling, wall and base mounted units, roll top work surface, sink with mixer tap over, plumbed provision for white goods, oven, grill, gas hob with extractor over, tiled surround. A large window with direct rear views.

SIDE HALL, (2'11" x 9'3") fully carpeted, pendant light with access to the following rooms. HOME OFFICE/SECOND RECEPTION ROOM, (8'10" x 8'4") fitted carpet, pendant light, open shelving and wall mounted glazed storage cupboards. Frosted window and decorative glazed UPVC door to the front. UTILITY/BOOT ROOM, (9'1" x 6'6") timber style floor, ceiling lights, base mounted units with laminate work top over and door to the rear garden.

First floor LANDING, (8'9" x 5'11") fitted carpet, pendant light, attic hatch, airing cupboard housing the 'Worcester' Bosch Combi boiler and a high-level window with pleasant rear facing elevated views. BEDROOM ONE, (14'9" x 12'1" max), fitted carpet, ceiling light, storage cupboard with hanging rail and large window to the front. BEDROOM TWO, (11'11" x 10'5") fitted carpet, pendant light, built in wardrobe with hanging rail and shelving above and a sizable window to the front. BEDROOM THREE,

(11'2" max x 9'4" max), carpeted, ceiling light, large window to the rear with scenic onward views.

Family BATHROOM, (5'10" x 5'8") fully tiled, 'Roca' WC, suite comprising a hand basin and panel bath, mains fed shower over and hot and cold taps. Frosted window to the rear.

A drop wall encloses a double tarmac driveway, laid gravel garden with established beds to the front.

The southerly aspect rear garden is fully enclosed occupying an elevated position that enjoys far ranging costal countryside views. Comprises a top paved terrace with graduated steps to the grass lawn, stock borders, timber shed (to remain) and quality hedging boundaries.

## AWAITING FLOORPLANS





### Directions

From Cowbridge travel West along the A48. At the bottom of Crack Hill, turn left signposted Corntown and Ewenny, travel through both villages. At the "T" Junction turn left and follow this road out of Ewenny, through the common and into St Brides Major. Immediately before the general store car park, take the right hand turning. Proceed up the hill taking the second left into "Lon Yr Eglwys". Proceed along the road for a few hundred meters where No.8 will be on your right hand side as indicated by our "For Sale" Board.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band D  
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

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