



**hrt**  
herbert r thomas

**Morlais**

St. Brides Major, Vale of  
Glamorgan, CF32 0SD

[hrt.uk.com](http://hrt.uk.com)



## Morlais

### Guide Price £430,000

An extended, bayfront semi-detached family home, set on a generous sized garden plot, in a central location within this sought after village.

Extended three bedroom semi-detached, bay front family home

Central village location, just a short walk to Primary School, church, shop and Public House

Generous landscaped garden plot

Large open plan kitchen/dining/living room, separate lounge

Useful attic room, used as home office and occasional guest bedroom

Ample off-road parking for several vehicles and single garage

Enclosed mature landscaped rear garden, bordering school playing fields

Catchment to Cowbridge comprehensive school

Potential for further extension, subject to relevant planning permission

Viewings highly recommended









Situated in the heart of St Brides Major lies this three bedroom, semi-detached family home on a generous size garden plot, just a short walk from all of the villages amenities, including its highly regarded Primary School, who's playing fields border the landscaped garden.

The extended bay fronted property has undergone significant improvement by the current owners. There is potential for further extension, should purchasers wish, subject to relevant planning permission.

The well presented accommodation comprises: an ENTRANCE HALL, with stairs rising to first floor. The LOUNGE, (10'6"×11'2" into bay window) bay window to front, has a contemporary wood burning stove set on a flagstone hearth. A media wall has space for television plus display recesses. The large open plan KITCHEN/DINING/LIVING ROOM, (10'3"×16'11" plus 13'6"×18') is triple aspect, including a picture window to front and window to rear enjoying views into the garden. Within the kitchen is a fitted range of base and wall mounted units, including glazed display cabinets, with roll top work surfaces with splashback tiling over.

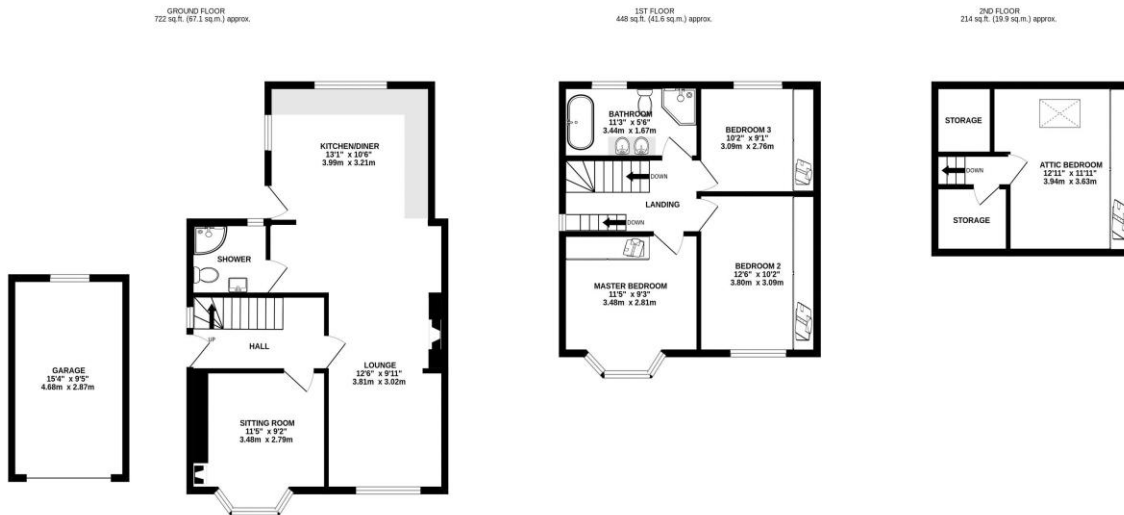
Integrated oven with hob and cooker hood above. Space and plumbing for further white goods. Within the living area is a wood burning stove, set within an original fireplace. Finally, on the ground floor is a SHOWER ROOM/WC. It houses a white three-piece suite, which includes a shower cubicle with an electric shower, full tiling to floor and walls.

The first floor LANDING, with window to side, gives access to the bedroom accommodation and family bathroom, space saver stairs lead to the 2nd floor attic room. The three generous sized bedrooms, all benefit from built-in wardrobe furniture. BEDROOM ONE, (11'10"×9'9" from bay window to built-in wardrobes) and BEDROOM TWO, (12'10"×9'5" to built-in wardrobes) are located at the front of the house. BEDROOM THREE, (9'5"×8'5" to built-in wardrobes) enjoys views over the rear garden. The beautifully presented and recently upgraded BATHROOM, (11'8"×5'10") comprises a five piece suite which includes a contemporary free standing bath, separate shower cubicle plus his and her sink units.

The ATTIC ROOM, (13'4"×10'11" widening to 12'3") with large skylight to rear, has tongue and groove panelling to ceiling and walls. It has built-in storage cupboards plus airing cupboard housing a modern gas fired combination boiler. The current owners use this space as a home office and occasional guest bedroom, though it does not reach building regulations standard.

Outside to the front of the property is an enclosed driveway and forecourt garden offering ample parking space for several vehicles on a large brick paviour drive. To the side of the house is a detached single garage. Gated side access into the large enclosed mature, landscaped garden.

A large patio extends from the rear of the house onto a level lawn with mature shrub and tree specimens. The garden is bordered by block and brick walling.



TOTAL FLOOR AREA: 1385 sq.ft. (128.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024





### Directions

From Cowbridge travel West along the A48. At the bottom of Crack Hill turn left and proceed through the villages of Corstown and Ewenny. At the junction turn left and follow this road across the common and into St. Brides Major. Proceeded through the village, turning right onto Southerndown Road and the property will be found on the right, indicated by our for sale board

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



