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

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47 Lon Yr Eglwys

Asking price **£424,950**

A well cared for, deceptively spacious dormer style, detached bungalow sat in a generously size garden plot directly adjoining local countryside to the rear.

NO ONWARD CHAIN

Located peacefully within an established residential area

The amenities of St Brides village easily reached along with the heritage coastline and Heol y Mynydd common.

Accommodation spans two floors with an entrance hall, front sitting room, bedroom, rear dining room, kitchen, rear utility hall to tandem double garage.

Upstairs are two double bedrooms (one currently a home office/study) and WC.

A westerly facing rear garden directly adjoining countryside

Well cared for but In need of modernisation

Cowbridge comprehensive catchment





A well cared for, deceptively spacious dormer style, detached bungalow sat in a generously size garden plot directly adjoining local countryside to the rear.

Upvc part glazed front door with glazing to the side opens to a fully carpeted central HALLWAY with open wooden staircase rising to the first floor with well-balanced accommodation extending to both sides and the rear. SITTING ROOM has a sizeable window taking in pretty garden views with a historic church visible, central fireplace with electric insert, central ceiling light and fitted carpet. Opposite lies a frontward facing twin BEDROOM with fitted carpet, pendant ceiling light and built-in double wardrobes, with a central dresser flanked

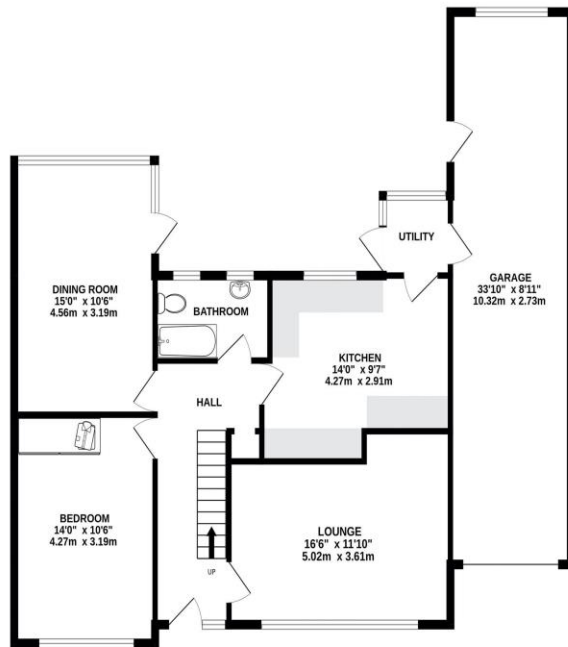
by double wardrobes and storage over to remain. To the rear of the property, a RECEPTION ROOM currently used as a formal dining room with fitted carpet, two pendant ceiling lights, an electric fireplace with a sizeable window and side door opening directly to the rear garden enjoys stunning views over the adjoining countryside. A central BATHROOM comprises a three-piece suite with wash hand basin, matching WC, panelled bath and mains fed shower over, two windows to the rear elevation. A rear KITCHEN has been fitted with wall and base mounted units, roll top laminate worksurface with tiled splashback, central light, access to the boiler with plumbed provision for white goods and freestanding oven grill and hob set up, stainless steel sink with large window to the rear garden over.

To the side, a door leads to the REAR HALLWAY with direct access to the rear garden, low-level storage with countertop above, ceiling lights and power with an additional door opening to the tandem DOUBLE GARAGE with manual roll over door to the driveway, window and side door to the garden with multiple lights and power points.

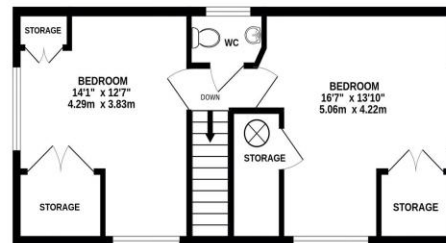
Upstairs, a carpeted LANDING leads to two further DOUBLE BEDROOMS both enjoying a dual aspect to the side and front elevations with multiple eaves storage cupboards fitted to both. A highly useful WC lies off the landing with a fitted sink, WC and large window taking in the rural views.

A gated driveway provides parking for multiple vehicles and runs alongside a well-kept grass lawn with stock borders. The rear of the property enjoys a well established west facing garden with a sizable patio area extending onwards to a cut grass lawn with stock borders and direct views over the scenic coastal and countryside beyond.

GROUND FLOOR
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 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.
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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 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 short distance where 'Joydens' No.47 will be on your right hand side as indicated by our 'For Sale' Board.

What3Words - jazzy.misty.wiping

Tenure

Freehold

Services

Mains water, drainage, and electric. Oil central heating.

Council Tax Band E

EPC Rating E

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

Viewing strictly by appointment through Herbert R Thomas

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