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26 Lon Yr Eglwys

St. Brides Major

The Vale of Glamorgan

CF32 0SH

26 Lon Yr Eglwys

Asking price **£399,950**

Spacious three double bedroom detached family home offering stylish, modern, open plan accommodation with driveway parking and south facing rear garden. Located in the ever popular coastal Vale village of St Brides Major.

Generously proportioned accommodation throughout.

Ground floor - entrance hall, kitchen with utility room and WC off, sociable 'L' shaped living/dining room.

Underfloor heating to whole of ground floor.

First floor - three double bedrooms and family bathroom.

Private driveway parking leading to portico entrance and garage.

Landscaped south facing rear garden.

Located in a peaceful residential street in the well regarded coastal Vale village of St Brides Major.

Local schools, shops, pubs and coastline easily accessible.





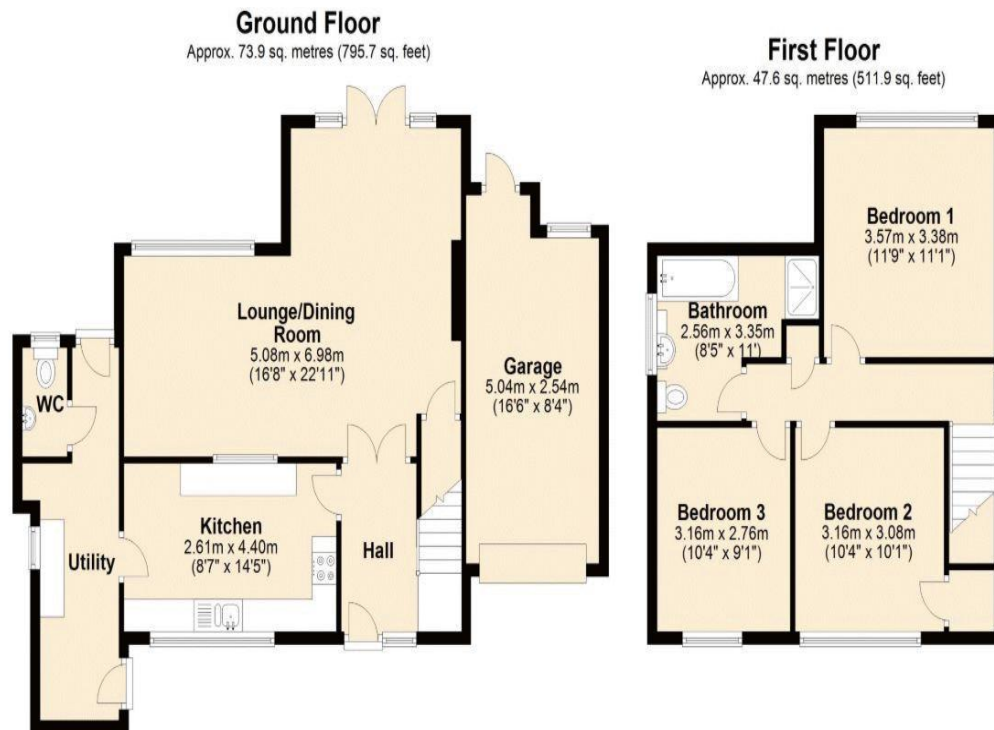
Spacious three double bedroom detached family home offering stylish, modern, open plan accommodation with driveway parking and south facing rear garden. Located in the ever popular coastal Vale village of St Brides Major.

Tiled portico entrance to the front leads into a welcoming entrance HALLWAY with engineered oak flooring and a straight stairs rising to the first floor, and double doors open to the sociable LIVING/DINING ROOM, with a continuation of the engineered oak flooring, with large window and a set of French doors leading straight out into the rear garden. The KITCHEN lies to the front of the property with a large window

drawing in natural light and ceramic tiled flooring. An extensive run of 'shaker' style cabinetry with complimenting solid oak countertops, breakfast bar with wide opening overlooking the dining room. Integral appliances include; 'Neff' oven and grill, 'Bosch' induction hob, with extractor fan above, dishwasher and microwave. The UTILITY ROOM is a highly practical space with tiled flooring matching the kitchen, access to the boiler and further wall and base mounted storage units with provision for plumbed white goods with WC just off and a door to the rear. WC comprises a modern WC, hand basin and window to the rear elevation.

First floor LANDING with airing cupboard off and attic hatch opening to fully boarded attic (potential to convert, subject to relevant permissions obtained). BEDROOM ONE is a large double bedroom with fitted carpet and large window with elevated views to the garden. BEDROOM TWO is a frontward facing double bedroom with a fitted cupboard and window to the front. BEDROOM THREE lies to the front of the property, its a double in size with a window to the front and carpet fitted. The FAMILY BATHROOM comprises a four piece suite with modern WC, basin to the side with panelled bath and separate shower enclosure with led spotlights, heated towel rail and frosted widow to the side.

To the front a welcoming paved driveway provides parking for numerous vehicles leading onwards to a SINGLE GARAGE with power and lighting. A south facing garden lies to the rear of the house with a paved seating area extending onwards to a large grass lawn with a solid timber pitch roofed gazebo and seating area.



Total area: approx. 121.5 sq. metres (1307.6 sq. feet)





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 few hundred yards where No.26 will be on your right hand side as indicated by our 'For Sale' board.

What3words: engine.fruit.bucks

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.
Council Tax Band E
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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