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Hafod Wen
Heol Sant Bridget
St. Brides Major
The Vale of Glamorgan
CF32 0SL

Hafod Wen

Asking price **£465,000**

A bespoke, modern, three bedroom, split level detached property situated in an elevated position within this sought after Vale village.

Award winning, modern, bespoke detached property.

Offered to the market for the first time since its construction.

Light and airy accommodation throughout.

Lounge/dining room with double height ceiling.

Fitted kitchen with range of integrated appliances.

Three bedrooms, family bathroom, shower room and separate cloakroom.

Off-road parking for two vehicles.

Enclosed, landscaped rear garden enjoying views over village.

Sold with vacant possession and no ongoing chain.

Viewings highly recommended.





Situated in an elevated position within St Brides Major, lies this modern bespoke detached property. The property offers light and airy accommodation with many architectural features, including a gallery half landing overlooking the lounge/dining room. This award winning property offers split-level accommodation.

The ENTRANCE HALL situated on the half landing has stairs rising to the first floor and stairs descending to the ground floor. It overlooks the open plan lounge/dining room. Off the entrance hall is a CLOAKROOM housing a white two-piece suite. On the ground floor, the LOUNGE/DINING ROOM has bi-fold doors and three tall feature windows enjoying views and access into the rear garden. The room also has two Velux skylights. The room benefits from underfloor heating below wood floors. The dual aspect KITCHEN has an extensive range of white high gloss handleless base, wall mounted and larder units, with black granite work surfaces and splashback. Integrated Bosch double oven, halogen hob with cooker hood over. Lamona dishwasher, washing machine, tumble dryer and fridge/freezer. The room has ceramic tile flooring.

BEDROOM ONE is located on the ground floor. It has a high level window to front, plus glass panel door to side. It has a continuation of the same oak flooring as the lounge/dining room and benefits from a full bank of wardrobes and cupboards built by a local joinery. WET ROOM has a low-level WC with built-in cistern, wash handbasin with storage below and a mains power shower within the shower area and full tiling to floor and walls. A full height cupboard houses the boiler, plus a further under-stairs storage cupboard.

The first floor LANDING with airing cupboard housing hot water tank, which is dual heated from the gas boiler and hot water solar panels located on the roof. The landing gives access to two further bedrooms. BEDROOM TWO with glazed door leading to a Juliet style balcony to front, also has a skylight to side. BEDROOM THREE has two Velux skylights to rear enjoying far reaching views over the village and countryside beyond. The FAMILY BATHROOM has a skylight to side. It has a white three-piece suite including panel bath with mains

power shower over, low level WC and pedestal wash and basin.

Outside to the front of the property is a driveway offering parking space for two vehicles. To the rear is an enclosed terraced garden, which has a flagstone laid patio extending from the bifold doors within the lounge. Steps lead down to a lawn, boarded by wrought iron railings with further steps leading to a gravelled sitting area. The garden has a mature range of plants and trees and enjoys views over the village.





Directions

From the Cowbridge travel west along the A48. Turn left at the bottom of Crack Hill and travel through Corntown and Ewenny. At the 'T' Junction turn left, travel along the B4265 and into St. Brides Major. Turn right (opposite The Fox) and take the second left onto Lon-Yr- Eglwys. Continue straight ahead and Hafod Wen will be found on the left.

WHAT3WORDS: grace.last.lovely

Tenure

Freehold

Services

Mains gas, electricity, water and Klargester Biodigester (served annually by Kingspan)
Council Tax Band F
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 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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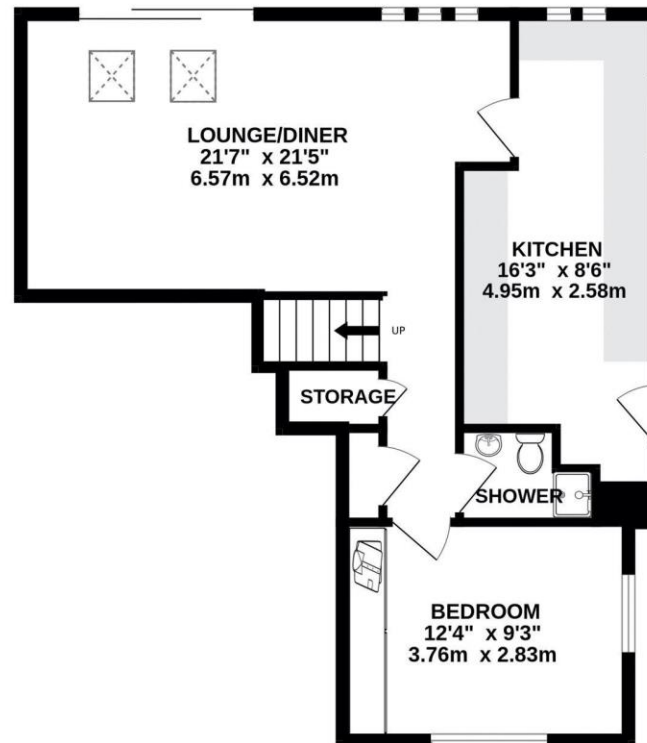
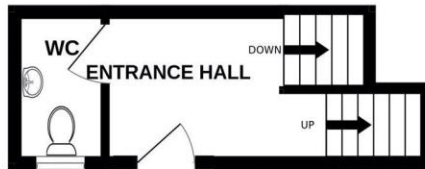
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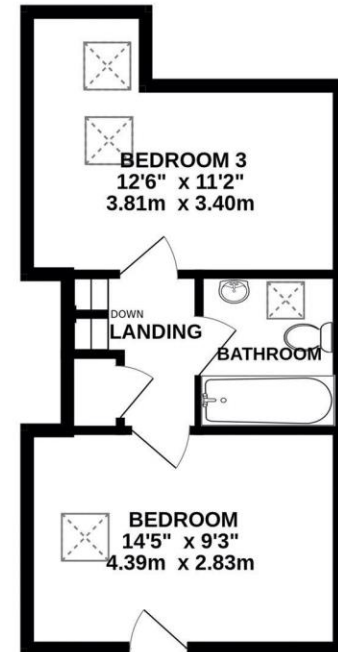
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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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