



22, Heol Yr Ysgol
Bridgend, CF32 0TB

Watts
& Morgan



22, Heol Yr Ysgol

St. Brides Major, Bridgend CF32 0TB

£349,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Offering to the market this 3 bedroom semi-detached property in a sought-after area in the village of St. Brides Major. Located conveniently for local schools, shops and amenities. Great access to both Ogmore By Sea and Southerndown beaches, Bridgend Town Centre and Junction 36 of the M4 Motorway. This well-presented property comprises; entrance hall, lounge/dining room, double bedroom / office, kitchen, conservatory/utility. First floor; two good size double bedrooms and a 4-piece family bathroom. Externally enjoying a private driveway, detached garage and a large rear garden. EPC Rating; 'C'.

Directions

* Bridgend Town Centre - 3.7 Miles * J36 of the M4 Motorway - 6.0 Miles * Cardiff City Centre - 22.8 Miles

Your local office: Bridgend

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Summary of Accommodation

ABOUT THE PROPERTY

Access via a PVC front door with adjacent glazed panel leading into a spacious hallway with oak flooring, carpeted staircase up to the first floor, built in storage cupboard and doors lead off to the lounge and bedroom three. Bedroom three is a versatile double bedroom currently utilised as a study with carpeted flooring, built-in storage and windows to the side.

The open-plan lounge/dining room is a generous size reception room with oak flooring, windows over-looking the front and a central feature fireplace with wood burner fitted. There is ample space for both lounge and dining future. French doors open out into a conservatory.

The kitchen has been comprehensively fitted with a range of coordinating wall and base units and complementary work surfaces over. Integral appliances to remain include; fridge, freezer, 4-ring ceramic hob with oven, grill and extractor fan and dishwasher. Also features laminate flooring, built-in pantry cupboard, windows over-looking the conservatory and a door providing access out to the conservatory.

The conservatory/utility area is a useful space with plumbing and space provided for an appliance and ample space for living furniture with windows over-looking the rear and a side door leading out onto the rear garden.

The first floor landing offers carpeted flooring, windows to the side, access to the loft hatch and a built-in airing cupboard housing the gas boiler.

Bedroom one is a generous size double bedroom located to the rear of the property with carpeted flooring and windows to the rear.

Bedroom two is a further good size double bedroom with carpeted flooring, windows to the front and a built-in storage cupboard.

The family bathroom has been fitted with a 4-piece suite comprising of a panelled bathtub, dual flush WC, pedestal wash hand basin and double walk-in shower enclosure. Also benefitting from tiled walls and windows to the side.

GARDENS AND GROUNDS

From Heol yr Ysgol, a gated entrance opens into the driveway running to the side of the property and continuing to the garage. Steps lead from the drive past a low maintenance front garden to the principal entrance doorway. The path also continues to one side of the property through a gated entrance to the rear of the property. To the rear of the property is a long garden space including a paved seating area near to the property with slate-chipped path leading past a wooden garden store with power connected through lawns to a raised, decked seating area to the far end of the garden, from which there are far reaching views over the cul de sac and St Brides village itself.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating; 'C'. Council Tax is Band 'F'

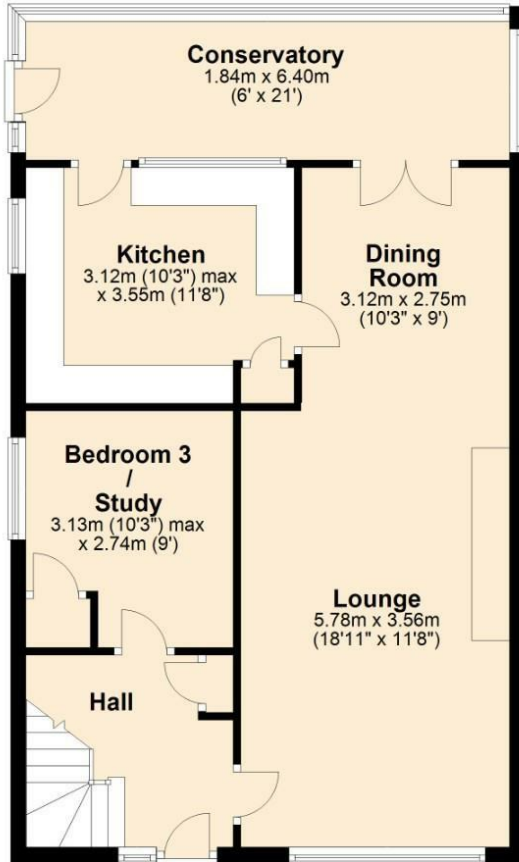
SITUATION

St Brides Major is a picturesque Village situated to the western side of the Vale of Glamorgan. The Village has a general store, a popular public house, Church, a well regarded junior school, Village pond and playing field. St Brides Major is in the catchment area for Cowbridge Comprehensive School. The Heritage Coast conservation area has popular surfing and beaches at Ogmere-by-Sea and Southerndown which are within a five minute drive. Many country walks are available in the area. Bridgend Town Centre and the M4 Motorway at Pencoed are both a 10 minute drive away.



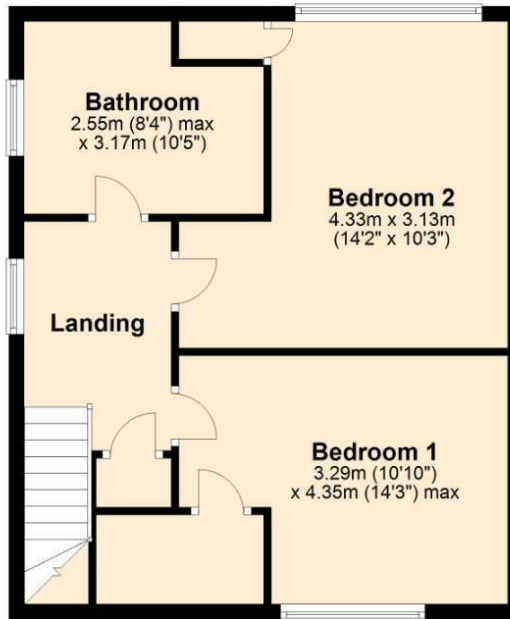
Ground Floor

Approx. 70.0 sq. metres (753.3 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)

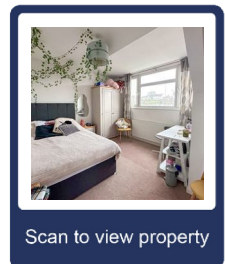


Total area: approx. 119.4 sq. metres (1284.7 sq. feet)

Plan produced by Watts & Morgan LLP.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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