



17, Heol Yr Ysgol
St. Brides Major, CF32 0TB

Watts
& Morgan

17 Heol Yr Ysgol

St. Brides Major CF32 0TB

£520,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A substantially extended, spacious family home set to the head of this cul-de-sac with particularly generous tiered rear garden. Large living room with wood burner, second sitting room, kitchen and separate utility room. Also ground floor cloakroom. To the first floor: principal bedroom with exceptionally stylish, contemporary en suite bathroom, three further bedrooms and family bathroom. Ample driveway parking and large garage. Large terraced garden to the rear with a west facing aspect.

Directions

From our Cowbridge Office, travel in a westerly direction and join the A48 heading towards Bridgend. At the bottom of Crack Hill, take the left hand fork following signs for Ewenny. Travel through both Corntown and Ewenny village, continuing on the same road for approximately two miles. Once you reach a T-junction by Ewenny Garden Centre, take a left hand turn and continue on this road until you reach the village of St. Brides Major. Turn right opposite the Fox Public House, and then shortly after, turn left into Heol Yr Ysgol. The property is located close to the far end of the cul de sac, on the right hand side.

Your local office: Cowbridge

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SUMMARY OF ACCOMMODATION

ABOUT THE PROPERTY

- * Located to the head of this cul-de-sac, No. 17 Heol Yr Ysgol adjoins the grounds of the village school.
- * It has been substantially extended in more recent years and now offers very generous family accommodation.
- * Ground floor entrance hallway has staircase leading to the first floor; doors lead to the kitchen and also to the living room. Additional doors open into a neat store cupboard and into a WC.
- * The largest living space is an L-shaped room with floor to ceiling window to the front elevation and two sets of broad, tall doors and windows to the rear of the property looking out over, and opening onto, the rear garden.
- * It has, as a focal feature, a wood burning stove resting on a flagstone hearth with decorative stone surround. A door from here links into the kitchen.
- * The kitchen includes traditionally styled units with solid granite worktops. 'Rangemaster' range cooker to remain; space and plumbing for a dishwasher and also for an American-style fridge/freezer (both available by separate negotiation).
- * An adjacent utility room offers additional storage and has space/plumbing for washing machine and a drier.
- * Beyond the kitchen is a second very good sized living room again looking out over - and having doors opening to - the rear garden.
- * To the first floor a landing area has doors leading to all the bedrooms and to a family bathroom.
- * The largest bedroom is a good double space and has its own exceptionally stylish en suite bathroom.
- * It includes a contemporary slipper bath and walk-in shower cubicle with "rainfall" shower head over.
- * The three other bedrooms are all generous in size, two of them with fitted wardrobes.
- * All these bedrooms share use of the family bathroom with its traditionally styled corner bath and separate shower cubicle.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax: Band F



GARDENS AND GROUNDS

Located at the far end of this cul de sac, no 17 Heol yr Ysgol occupies the largest of the plots in this street, approaching 1/4 of an acre.

It stretches from Heol yr Ysgol to the front and backs on to Heol St Bridget

A drop-down kerb from the cul de sac leads, through a gated entrance, on to a paved driveway with ample parking for a number of cars.

A path leads from here to the front doorway; a gated entrance leads to the side and through into the garden; and a roller shutter door opens in to the garage.

Garage (approx. max 6m x 5m) is a high-ceiling space, ideal for additional storage.

The rear of the property enjoys a westerly aspect and is bordered by Saint Brides Major Primary School

An initial paved and astro-turf garden is accessed directly from both the principal living rooms

A ramped path and steps lead up to a central decked area beyond which is a larger deck from which there are great views over the village

An additional garden room, accessed from the ground level garden area, is ideal for storage / home gym etc.

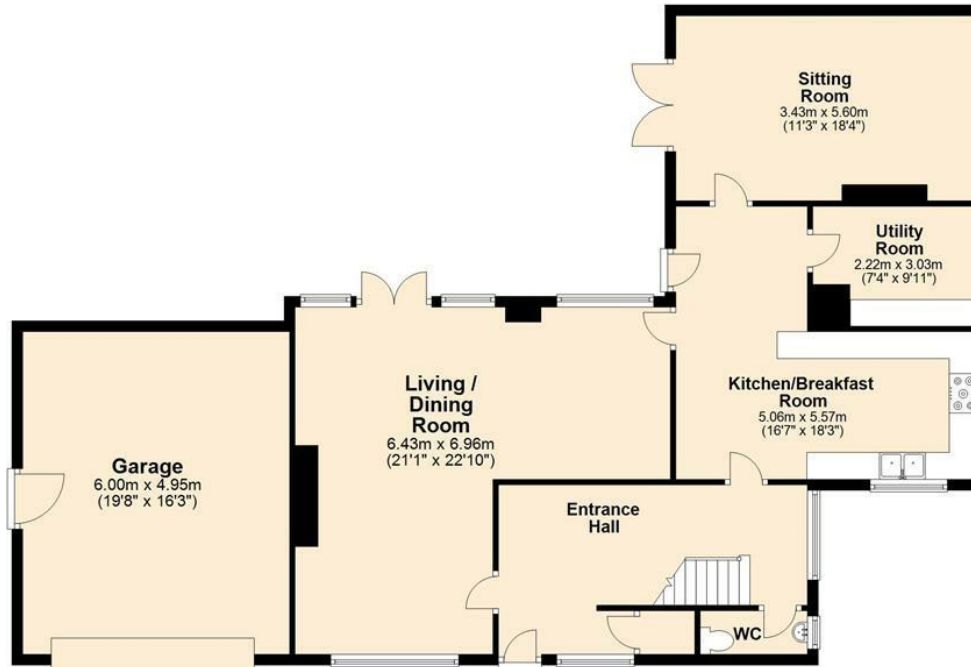




Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Ground Floor

Approx. 131.0 sq. metres (1409.8 sq. feet)



First Floor

Approx. 85.4 sq. metres (919.3 sq. feet)



Total area: approx. 216.4 sq. metres (2329.1 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	81
(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	