



Glenside
St. Brides Major, Vale of Glamorgan, CF32 0SD

Watts
& Morgan



Glenside

St. Brides Major, Vale of Glamorgan, CF32
0SD

Guide price: £475,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A handsome, detached home understood to date from the interwar years with extremely well tended gardens and immaculately presented accommodation within. Hallway, living rooms with wood burner, stylish contemporary kitchen/diner with bi-fold doors opening to rear garden. Also ground floor cloakroom / WC. Two double bedrooms, third single bedroom and contemporary shower room. Front lawned garden, ample driveway parking with additional hardstanding fronting a large garage. Enclosed garden to the rear including lawn and flagstone paved seating area.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway, J36 Sarn – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

Title Here

Glenside is a handsome, detached family home to the very heart of St. Brides Major. It is understood to date from the mid 1930's but has been comprehensively refurbished and modernised by the current owner in more recent years. From the driveway running to the side of the property, the principal entrance door opens into the hallway. From here stairs lead to the first floor whilst strip wood flooring continues into the family living rooms; a further door opens to a neat under stairs store cupboard. An additional door leads to the kitchen/dining room. The family lounge was originally two rooms and is now connected by broad, open a square archway. It features a bow window to the front elevation while the adjacent sitting area includes a "Contura" contemporary wood burning stove resting on a slate hearth. The kitchen/dining space is positioned to the rear of the property and is a more modern addition. This lovely light room includes bi-folding doors opening to a flagstone paved seating area with garden beyond. The L-shaped run of kitchen units has solid wooden surfaces atop surrounding a deep French sink with appliances, where fitted, to remain including: oven, hob, fully integrated dishwasher, washing machine, fridge and freezer. There is additional access to a boiler room providing additional storage and space for the gas heating boiler off which is a downstairs cloakroom/WC.

To the first floor the landing area has doors leading to all three bedrooms and to the shower room. The two largest bedrooms are both good doubles and both overlook the front elevation. The third single bedroom looks to the side. All these bedrooms share use of the luxurious, modern shower room with its broad deep walk-in shower cubicle.

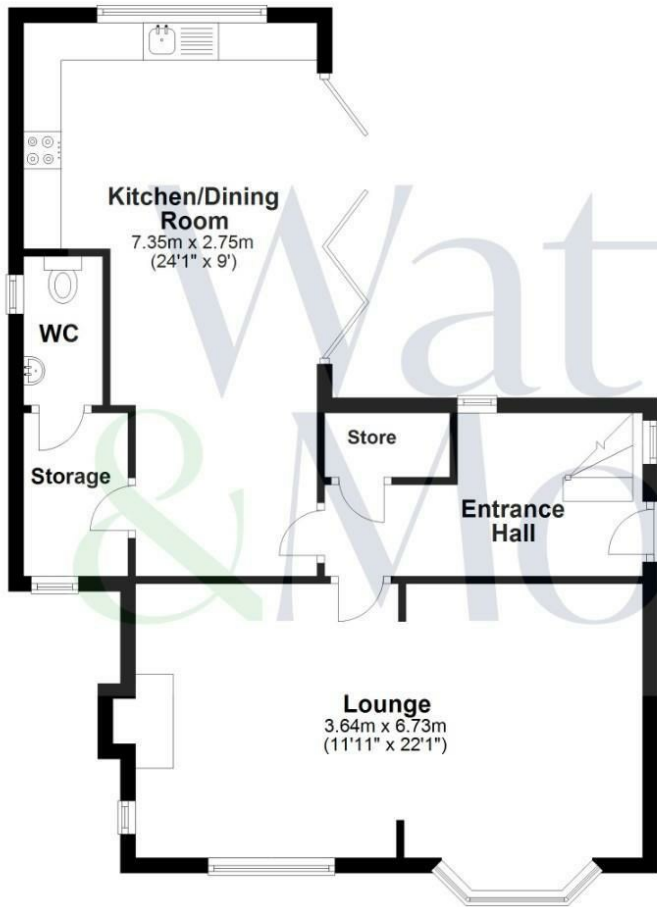


Additional information

Freehold. All mains services connect to the property. Gas fired central heating. Council Tax: Band E

Ground Floor

Approx. 63.4 sq. metres (682.8 sq. feet)



First Floor

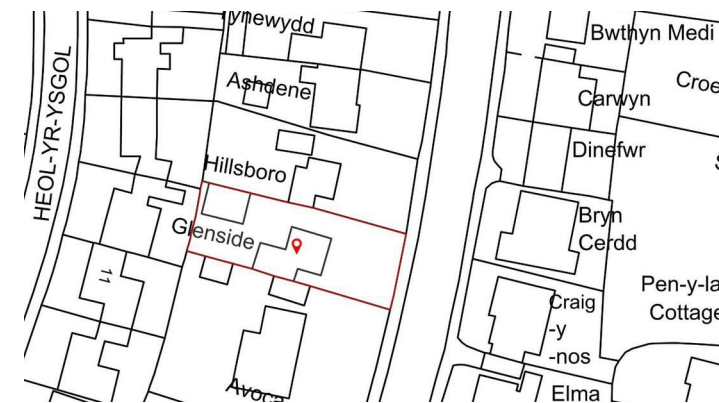
Approx. 38.6 sq. metres (415.0 sq. feet)



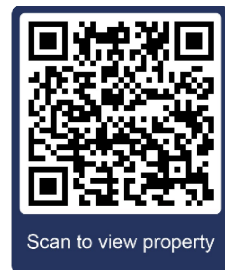
Total area: approx. 102.0 sq. metres (1097.8 sq. feet)

Garden & Grounds

Glenside is set in a wonderfully proportionate garden plot, fronting onto the road running through the centre of St. Brides Major. A pillared entrance leads onto a block paved driveway. This block paved driveway skirts past a good front lawned garden and continues to the side of the property to the principal entrance doorway; a gated entrance leads onto the rear garden. Rear garden itself is a good size area including a gravel-chipped hardstanding fronting the detached garage (approx. max. 4.4m x 5.6m). This garage is entered via side hinged double doors and has power connected and eaves storage. Gravel driveway, in turn, is open onto a flagstone paved seating area from which there is direct access into the kitchen/dining space. An additional, sizeable area of lawn runs beyond the kitchen to the rear boundary wall.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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