



Heol Yr Ysgol, St Brides Major

£325,000

- Generous Plot with Development Potential
- A favourable pre-planning application to build a separate dwelling on the substantial rear garden has been approved, offering scope for expansion or investment.
- Central Village Location
- Conveniently positioned in the heart of the village, close to schools, shops, pubs, and the stunning heritage coastline.
- Well-Presented Accommodation
- Spacious and versatile layout with potential for further customization to suit your lifestyle needs.
- EPC Rating: C



3 1 2



About the property

This well-located and versatile property with 3/4 bedrooms offers a rare opportunity to create additional value while enjoying the charm of coastal village living. Perfect for families, investors, or those seeking a property with development potential.

Nestled in the heart of the charming coastal village of St. Brides Major, this attractive semi-detached bungalow occupies a generous plot with pre-planning application approval to construct an additional property on the grounds. Boasting a versatile layout, beautifully maintained gardens, and proximity to local amenities, this property offers a unique blend of comfort and opportunity.

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Entrance Hall

Welcoming and spacious with fitted carpets, a handy cloak cupboard, and quarter-turn stairs leading to the first floor.

Sitting / Dining Room

28' 9" x 11' 7" (8.76m x 3.53m)

Generously sized featuring dual aspects with a large front-facing window and French doors opening to the garden. Includes an open brick fireplace with a timber mantle.

Kitchen

12' 1" x 8' 7" (3.68m x 2.62m)

Well-appointed with wooden cabinetry, marble-effect countertops, a stainless-steel sink, pantry cupboard, and two frosted windows providing garden views.

Sitting Room /Bedroom Three

Versatile space with original block flooring, housing the boiler, and a large window to the side elevation. Ideal as an additional reception area or guest bedroom.

First Floor Landing

Fitted carpet, storage options, and a side-facing window ensuring natural light.

Bedroom One

14' 2" max x 14' 2" max (4.32m max x 4.32m max)

Spacious (14'2" max x 14'2" max) with a pitched ceiling, built-in wardrobes, and a large window overlooking the rear garden.

Bedroom Two

14' 3" x 10' 3" (4.34m x 3.12m)

Another generous double bedroom with a pitched ceiling, built-in storage, and views over the village.

Family Bathroom

Complete with pine flooring, a panelled bath with electric shower, vanity storage, WC, and a frosted side window for privacy.

External

Front Garden and Driveway

A pillared driveway leads to a detached garage with steps to the front lawn and property entrance.

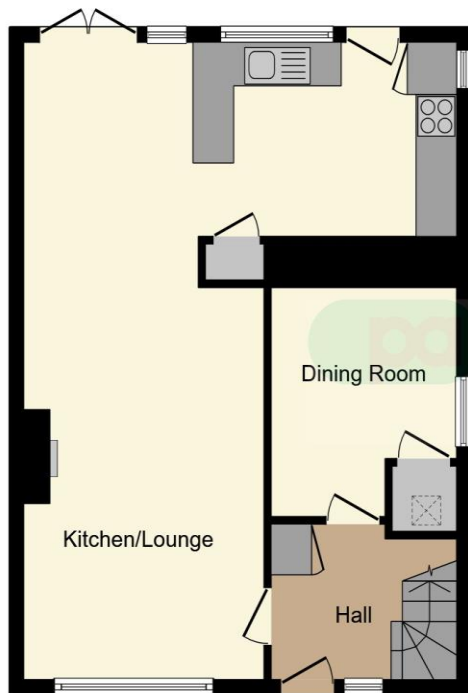
Rear Garden

A beautifully landscaped, tiered garden with a lower seating area, a gravelled section, and a top lawn surrounded by hedges and fencing.

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Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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