



Heol Yr Ysgol, St Brides Major

guide price £425,000-£450,000

- GUIDE PRICE £425,000 - £450,000
- Multiple reception rooms, including a sitting room and gym/home office, perfect for modern family needs.
- Three double bedrooms and one single bedroom, with village views.
- Stylish family bathroom with a freestanding roll-top bath, ground floor cloakroom.
- Within close walking distance of St Brides Church in Wales primary school.
- Paved low maintenance rear garden, front driveway for 2-3 cars, and mature lawned garden.
- EPC Rating: C



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About the property

GUIDE PRICE £425,000 - £450,000. Don't miss this rare opportunity! For the first time in nearly 40 years, this spacious extended four bedroom detached family home is on the market. Located in the heart of the village, just a short walk from the Primary School, it features flexible living spaces with the potential for a self-contained annex, perfect for multi-generational living. The property offers a kitchen, cloakroom, and five reception rooms to the ground floor and three double bedrooms, one single and a family bathroom to the first floor. The property is conveniently located with access to Ogmore By Sea, Southerndown beaches, Bridgend Town Centre, and Junction 36 of the M4 Motorway. With off-road parking and gardens front and back, this is a must-see property. Schedule your viewing today!



Porch

Entered via front door with two obscured glazed side panels, wood panelling to half height, storage cupboard with shelving, ceramic tiled flooring, door with glazed panel leading to the inner hallway.

Cloakroom

Fitted with a white two-piece suite. Wood panelling to dado height with wall-mounted shelving.

Dining Room

18' 10" x 11' 3" (5.74m x 3.43m)

UPVC double glazed French doors leading to the rear garden, feature fireplace, ceramic tiled flooring.

Inner Hallway

UPVC double glazed window to side, wood effect flooring, open access to the dining area, door to the lounge, opening through to kitchen.

Lounge

18' 10" x 11' 5" (5.74m x 3.48m)

Dual aspect with UPVC double glazed French doors to both front and rear, stonework fireplace inset with solid fuel fire, display mantle and recessed shelves, laminate flooring.

Kitchen

Fitted Shaker style units to base and wall height, tiled splash backs, wood effect work surfaces inset with stainless steel sink and drainer. Integrated oven with halogen hob and cooker hood over, space and plumbing for white goods, laminate flooring, UPVC double glazed window to side, door through to sitting room.

Sitting Room

14' 4" x 9' 1" (4.37m x 2.77m)

UPVC double glazed sliding doors leading to the rear garden, UPVC double glazed window overlooking the rear garden, stone feature fireplace and display shelving, laminate flooring. Door into playroom / gym.

Playroom / Gym

18' 8" x 8' 2" (5.69m x 2.49m)

Originally the garage and now a versatile room with picture window to the front, lantern style skylight, laminate flooring, door leading to additional reception room to the rear.

Rear Reception Room

16' 8" x 7' 10" (5.08m x 2.39m)

Currently used as a storeroom, previously used together with the sitting room as a playroom/gym as a ground floor annexed bedroom and living space for an elderly family member. Patio doors leading to the rear garden.

First Floor Landing

UPVC double glazed window to front, airing cupboard housing a 'Vaillant' gas central heating boiler and shelving.

Bedroom One

12' 6" x 12' 5" (3.81m x 3.78m)

spacious bedroom with UPVC double glazed window to rear with views over the village, radiator, laminate flooring.

Bedroom Two

12' 6" x 9' (3.81m x 2.74m)

Double bedroom with UPVC double glazed window to rear with views over the village, laminate flooring.

Bedroom Three

2' 5" x 9' (3.78m x 2.74m)

Further double bedroom with UPVC double glazed window to front with views of the close, radiator, laminate flooring.

Bedroom Four

12' 7" x 4' 9" (3.84m x 1.45m)

Single bedroom with UPVC double glazed window to rear with views over the village, laminate flooring.

Family Bathroom

White three piece suite comprising of a contemporary freestanding roll top bath with mixer tap/shower attachment over, low level WC and pedestal wash hand basin. Ceramic tiled floor.

External

Paved driveway to the front of the property offering parking space for up to three vehicles, garden laid to lawn with walls to boundaries and shrubs to the borders. Low maintenance garden to the rear with artificial grass and flagstone paving, shed, fencing and walls to boundaries.

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Floorplan



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