



Mor-Awel,  
Bridgend, CF32 0SD

Watts  
& Morgan







**Mor-Awel,**

**St. Brides Major, Bridgend CF32 0SD**

**Guide Price \*\* £499,000 - £525,000**  
**\*\***

**4 Bedrooms | 3 Bathrooms | 3 Reception Rooms**

An excellent opportunity for generational living, plenty of room for the whole family to include 3/4 bedrooms plus ideal for independent living with an addition one bedroom self contained annex. Situated in the sought-after village of St. Brides Major in an idyllic location with countryside views to the front. Within walking distance of local pubs, shops and amenities. Close proximity to both Southerndown Beach and Ogmore-By-Sea. This versatile accommodation offers flexible living accommodation comprising of; entrance hall, lounge, ground floor bedroom, shower room, sitting/dining room, kitchen, WC and study/hallway. First floor; 2 double bedrooms and a bathroom. The annex provides open-plan kitchen/living room, shower room and a first floor bedroom. Externally the property offers a private driveway, a single garage, a generous rear garden with outdoor store/workshop. Being sold with no onward chain. EPC Rating; 'D'.

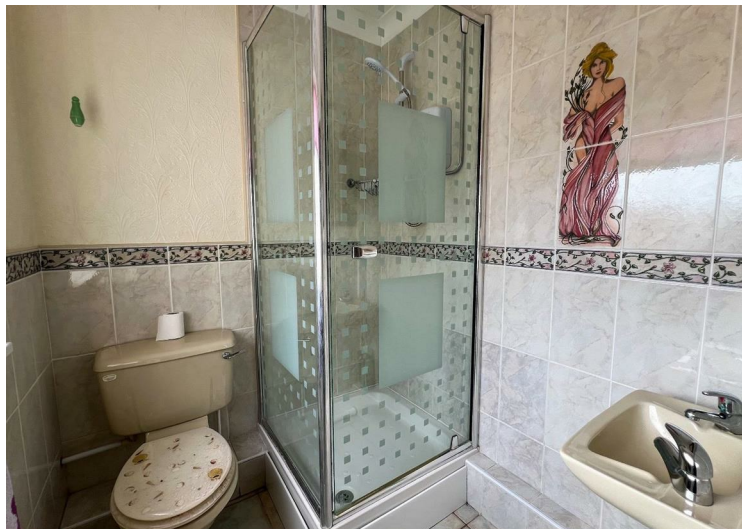
### Directions

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 Ogmore-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.

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a tilt and slide uPVC double-glazed door into the main porchway with tiled flooring and a further PVC double-glazed door into the main hallway. The main hallway benefits from carpeted flooring and all doors lead off to the ground floor rooms.

The main living room is to the front of the property with windows to the front aspect with views over fields to the front, carpeted flooring and a wall-mounted fireplace.

Bedroom one, accessed on the ground floor, is a good sized double bedroom with a fitted wardrobe, carpeted flooring and windows to the rear.

The ground floor shower room is fitted with an enclosed shower cubicle and a wash hand basin set within vanity unit with carpeted flooring, tiling to the walls and a window to the side aspect.

The dining room/second sitting room is a versatile great sized reception room with dual aspect windows to the side and to the front, carpeted flooring and an electric fireplace with surround. A door leads into the kitchen.

The kitchen has been fitted with a range of coordinating wall and base units with complementary work surfaces over. Integrated appliances to remain include; hob, eye-level double oven, stainless sink with drainer and fridge/freezer. There is plumbing for a dishwasher and the kitchen also benefits from tiled flooring, windows over-looking the rear garden, a large built-in storage cupboard and a door providing access to the inner hallway.

The inner hallway leads to the ground floor WC with a window to the rear, tiled flooring and fitted with a low level WC.

A door off the inner hallway leading out to the rear garden.

The main hallway on the ground floor leads to the second hallway/ potential study with a window to the rear and a carpeted staircase leading up to the first floor.

The first floor landing benefits from carpeted flooring, a large storage cupboard and all doors lead off.

Bedroom two benefits from a Velux window to the front aspect with beautiful views to the fields to the front and carpeted flooring.

Bedroom three is a third double bedroom with Velux windows to the front aspect and carpeted flooring.

The first floor bathroom has been fitted with a panelled bath, a wash hand basin within vanity unit and a WC. With carpeted flooring and a Velux window to the side.

### ANNEX

Entered off the main driveway is a PVC front door leading into the entrance hallway with tiled flooring and a door leading off to the shower room and the open-plan kitchen/living area. The shower room is fitted with a shower cubicle, a low level WC and a pedestal wash hand basin. With tiled walls, tiled flooring and a window to the front.

The open-plan kitchen/living area has been fitted with range of coordinating range of wall and base units with work surfaces over and a breakfast bar area with space for stools. With tiled flooring and fitted with a sink with drainer and there is space and plumbing for a washing machine. The lounge area benefits from carpeted flooring, windows over-looking the rear garden and French doors to the side opening out onto the patio area with electric fire and surround and ample space for living furniture.

A staircase leads up to the bedroom. The first floor bedroom has carpeted flooring, a Velux window to the rear and ample space for furniture.

### GARDENS AND GROUNDS

Mor-Awel is approached off Southerndown Road with wonderful views to the front over fields. Iron gates open out onto a spacious driveway with off-road parking for multiple vehicles leading down to the bungalow and access to the annex. Access leads into the single garage with electric door and also housing the gas combi boiler.

To the rear of the property is a substantially large garden with a spacious patio area, a large outdoor workshop/storage room whilst the remainder is enclosed laid to lawn with a paved pathway leading down to a further outdoor storage shed.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; 'D'. Council Tax Band 'E'.





Total area: approx. 168.1 sq. metres (1809.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.





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