



23 St. Brides Road
Cowbridge, Vale of Glamorgan, CF71 7QB

Watts
& Morgan



23 St. Brides Road

Wick, Cowbridge, Vale of Glamorgan, CF71 7QB

£350,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

23 St Brides Road is an extended village home offering generous living space, a larger-than-average rear garden, and gated driveway parking. The ground floor includes a spacious lounge with multi-fuel burner, separate dining room, and shaker-style kitchen with French doors to the patio. Upstairs are two bedrooms and a 4-piece family bathroom. Outside, the mature garden features lawn, patio areas, and a large workshop. A self-contained annex, accessible via the garage or side entrance, provides versatile space for guest accommodation, a home office, studio, or gym. Conveniently located close to local amenities, schools, and pubs.



Directions

Cowbridge Town Centre – 6.9 miles

Cardiff City Centre – 20.0 miles

M4 Motorway Pencoed – 9.4 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

Located on the edge of this reputable Village, 23 St Brides Road is an extended property with a larger than average rear garden.

The sizeable ground floor accommodation offers a hallway which leads to the first floor, and an oak door opens into a generous lounge with a central feature multi-fuel burner sat on a slate hearth with oak beam above. This room has been fitted with slate-effect tiled flooring and looks out over the front garden with sliding patio doors. There is also a good range of understairs storage cupboards. From here, there is a separate dining room with tiled flooring and patio doors opening onto the rear patio. The adjacent kitchen has been fitted with a range of shaker-style walls and base units and includes an integral fridge/freezer, plus space for a freestanding cooker and dishwasher. The kitchen also links to the patio area via French doors.

To the first floor, there are two bedrooms. The largest is located to the front of the property and provides a useful storage nook, and the rear bedroom houses the gas-combi boiler within a closet. These bedrooms share use of the 4-piece family bathroom with corner bath and separate shower.

Gardens and Grounds

23 St Brides Road fronts the Llantwit Major to St Brides Major road, with a shop within walking distance, primary school and two pubs. The property has a low maintenance frontage and provides gated off-road driveway parking for up to three cars, leading to the garage with roller shutter door, and side gate to the rear garden.

To the rear of the property lies a generous long garden, predominately laid to patio with lawn areas. Offering an abundance of colourful borders, tall trees and foliage which provides a good degree of privacy and sheltered areas to enjoy. To the bottom of the garden is a large workshop which provides amazing storage.



Garden & Grounds

The property also benefits from a self-contained annex, accessible either through the garage door or via a private side entrance. This versatile space is ideal for use as additional accommodation, a home studio, office, or gym, offering excellent flexibility to suit a variety of needs.

An additional 5.88 acres of versatile agricultural land is available to purchase alongside the property for £250,000. The land has predominantly been used for horse grazing and mowing in recent years and is easily manageable for continued equestrian or agricultural use. Subject to the necessary planning consents, it may also offer potential for alternative uses or future development.

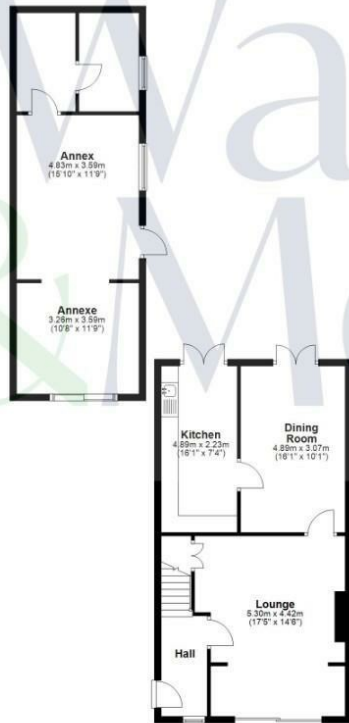
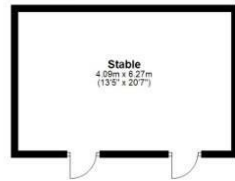
Additional Information

All mains services connected. Gas-fired combi boiler. Council tax band D. New windows and doors replaced between 2018 - 2025.

Solar panels plus battery with feed-in tariff.

Self-contained annexe with own heating (Calor gas) and own council registration.

Ground Floor
Approx. 121.4 sq. metres (1306.9 sq. feet)



Total area: approx. 155.9 sq. metres (1678.2 sq. feet)

First Floor
Approx. 34.5 sq. metres (371.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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.



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