

26 Heol Yr Ysgol

St. Brides Major, CF32 0TB

Offers In Excess Of £650,000

HARRIS & BIRT

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An impressively spacious, detached, dormer bungalow situated in a prominent position within the popular village of St Brides Major. The accommodation has been stylishly renovated and extended in recent years by the current owner and briefly comprises: entrance hall, master bedroom with dressing room and en suite shower room, open plan kitchen/dining/family room, utility room, two double bedrooms and bathroom to the ground floor. Upstairs offers double bedroom with en suite and a further double bedroom/study. Outside enjoys the benefit of off road, driveway parking leading to the double garage. The front and back gardens have been stylishly landscaped offering plenty of outdoor entertaining space.

The location is equally impressive, with the village school, shop and well-known pub all within walking distance. The Heritage Coast and beaches of Southerndown and Ogmore-by-Sea are within close proximity. The property falls within the highly regarded Cowbridge Comprehensive School catchment. The good local road network brings easy access to major centres including Cowbridge, Llantrisant, Cardiff, Swansea, Bridgend, etc. There is a main railway station at Bridgend and Cardiff Wales Airport is within comfortable driving distance.

- Spacious Detached Dormer Bungalow
- Two Double Bedrooms with En Suites
- Impressive Open Plan Kitchen/Dining/Living Room
- Off Road, Driveway Parking
- Within Cowbridge Comprehensive Catchment
- Stylishly Renovated & Extended
- A Further Three Double Bedrooms
- Double Garage
- Landscaped Front & Rear Gardens
- EPC:

Accommodation

Entrance Hall 7'1" x 10'6" (2.16m x 3.20m)
The property is entered via a solid composite front door with circular glazed vision panel and matching frosted window above. Large form limestone tiled floor tiles with matching skirting. Central pendant light fitting. Vertical radiator. Door to utility room. Door to kitchen/dining/living area. A few steps lead up to the master bedroom suite

Master Bedroom 14'8" x 10'3" (4.47m x 3.12m)
Bi-fold doors to the front elevation with triangular window above. Impressive vaulted ceiling with pendant ceiling light. Fitted carpet. Radiator. Opening through to dressing room offering space for hanging rails and shelving, ceiling spotlights and radiator.

Master En Suite Bathroom 8'6" x 6'10" (2.59m x 2.08m)
Fully tiled walk-in shower with a wall-mounted mains-fed shower and sliding screen. Vanity unit incorporating double sinks with hot and cold mixer taps and storage drawers beneath. Low-level dual flush WC. Decorative obscure glazed window to the rear with a deep stone sill. Large-for limestone floor tiles with matching skirting. Wall-mounted brass-finished towel radiator. Ceiling spotlights and extractor fan.

KItchen/Dining/Living Room 27'11" (max) x 31'8" (max) (8.51m (max) x 9.65m (max))
A wonderfully spacious and versatile room featuring a fitted bespoke Topstak shaker-style kitchen offering a range of base units with Quartz worktops and matching upstands. Inset double Belfast sink with curved mixer tap and additional pull-out spray hose tap. Space for a range cooker with electric overhead extractor and integrated under-counter integrated dishwasher. Two full-height fitted units house an integrated fridge and freezer and a unique concealed door provides access to the utility room. A large central island with matching work surface provides an overhang for breakfast bar seating and incorporates fitted storage cabinets beneath and drinks fridge. The room is flooded with natural light via two large sash windows opening onto the rear garden, a run of bi-fold doors leading to the patio, and a large Velux roof window. Additional features include ceiling spotlights, a wall-mounted vertical radiator, and large tumbled stone floor tiles. The space opens through to the dining and living area, which benefits from two large windows to the front elevation, pendant ceiling lights and continuation of the tiled flooring, and radiators.

Utility Room 9'6" x 10'6" (2.90m x 3.20m)
Spacious utility room with stable door opening to the rear garden. Wood block worktop with space beneath for a washing machine. Walk-in larder cupboard with fitted shelving. Continuation of the limestone tiled flooring from the kitchen and hallway. Radiator and ceiling spotlights.

Inner Hall 6'0" x 8'5" (1.83m x 2.57m)
Door from the kitchen/dining/living room. Staircase rising to the first floor. Frosted window overlooking the rear garden. Continuation of limestone tiled flooring, and pendant ceiling light. Doors leading to the ground floor bedrooms and bathroom.

Bedroom Four 11'3" x 12'3" (3.43m x 3.73m)
Large window overlooking the rear patio. Fitted carpet, radiator. Pendant ceiling light. Fitted wardrobes.

Bedroom Three 14'0" x 11'4" (4.27m x 3.45m)
Large window overlooking the front elevation. Full-width range of fitted wardrobes with sliding doors. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom Three 6'0" x 8'2" (1.83m x 2.49m)
Fitted suite comprising a freestanding bath with wall-mounted mains-fed shower, rainfall shower head, additional handheld shower attachment, and glazed shower screen. Low-level WC and vanity unit incorporating an inset wash hand basin with mixer tap, tiled splashback, and storage beneath. Decorative obscure glazed window to the rear. Decorative Terrazzo-style floor tiles. Fully tiled walls. Radiator with towel warmer surround. Ceiling spotlights and extractor fan.

First Floor

Landing 6'0" x 3'5" (1.83m x 1.04m)
Stairs rise from the ground floor to the first-floor landing with fitted carpet and a pendant ceiling light. Doors provide access to Bedrooms Two and Five, along with a useful built-in storage cupboard on the landing.

Bedroom Two 14'2" x 11'11" (4.32m x 3.63m)
Large windows offering elevated views over the village. Part tongue-and-groove panelled walls. Fitted carpet. Radiator. Wall lights. Door leading to the en-suite.

En Suite Bathroom Two 10'6" x 8'4" (3.20m x 2.54m)
Fully tiled walk-in shower with wall-mounted mains-fed shower and fixed glazed screen. Low-level dual flush WC and vanity unit incorporating two countertop wash hand basins, both with mixer taps and storage beneath. Window overlooking the side elevation with decorative tiled sill. Built-in cupboard providing additional storage space. Decorative terrazzo-style floor tiles, radiator, and pendant ceiling light.

Bedroom Five 11'4" x 8'4" (3.45m x 2.54m)
Large ceiling window to the rear and a further window to the side elevation. Fitted eaves storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Outside
To the front of the property, a generous driveway in front of the double garage provides ample off-road parking with attractive terrazzo-style tiled steps leading up to the property. The front garden has been thoughtfully designed with decorative stone chippings providing an attractive, neat and low-maintenance finish.
The rear garden offers a particularly attractive outdoor space, with a generous paved patio laid to large-format, light-coloured porcelain-style tiles, providing an ideal area for outdoor dining and entertaining. This leads onto a well-maintained lawn, and is bordered at the rear by a further sloping section of garden with mature hedging and established planting, creating a pleasant degree of screening and greenery. There is plenty of storage space to the side laid to chippings.

Garage 19'5" x 19'5" (5.92m x 5.92m)
Double electric roller shutter doors. Light & power.

Services
All mains services are connected to the property. The property benefits from gas central heating via a Worcester combination boiler housed in the attic. uPVC double glazing throughout. The current vendor has extensively extended and refurbished the property over the last five years.


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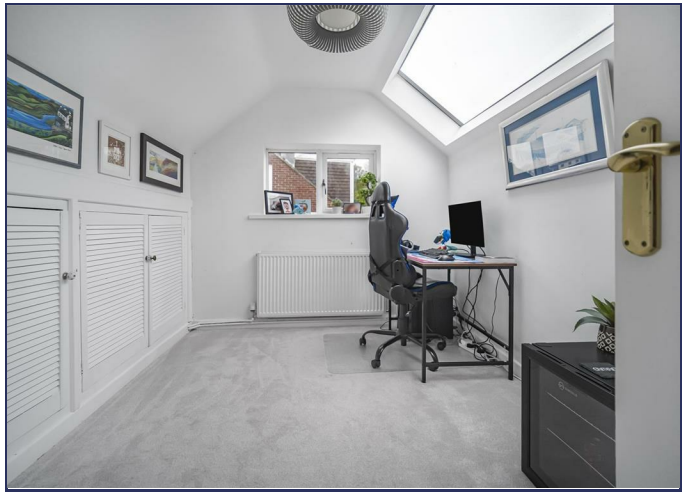


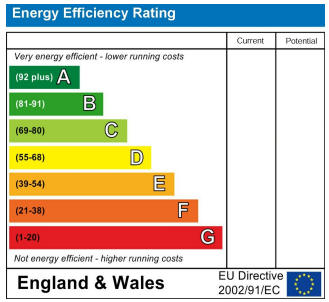
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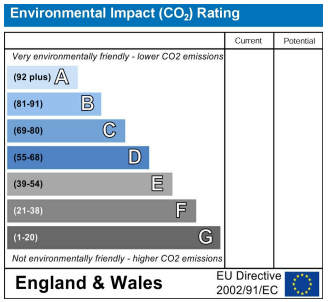
GROSS INTERNAL AREA
FLOOR 1: 1,702 sq. ft, FLOOR 2: 400 sq. ft
TOTAL: 2,102 sq.ft.
EXCLUDED AREA: REDUCED HEADROOM: 61 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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