



Watts  
& Morgan  
01656 644288  
For Sale

Morlais,  
CF32 0SD

Watts  
& Morgan



Morlais,

St. Brides Major, CF32 0SD

Guide Price £425,000 - £435,000

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

GUIDE PRICE \*\* £425,000 - £435,000 \*\*

An impressive extended three bedroom semi-detached property set on a generous plot located in a popular village location. The property has been modernised to a high standard by the current owners offering highly adaptable living accommodation. Situated in a central village location in St. Brides just a short walk from local primary schools, shops and public houses and close proximity to Southerndown and Ogmre By Sea. Accommodation comprises of entrance hall, sitting room, open plan lounge/kitchen/dining room and shower room. First floor landing, three generous double bedrooms with built-in wardrobes and a luxurious 4-piece family bathroom. Second floor versatile loft room. Externally offering a spacious block driveway to the front with off-road parking for several vehicles, detached single garage and generous enclosed landscaped rear garden.

### Directions

\* Bridgend - 4.0 Miles \* Cowbridge - 8.0 Miles \* Cardiff - 23.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)



# Summary of Accommodation

## SITUATION

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 'The Fox', 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 Ogmere by Sea and Southerndown which are within a five minute drive. Many country walks are available in the area.

## ABOUT THE PROPERTY

Entered via a PVC door into the main hallway with wood effect laminate flooring and a staircase with glass balustrade rises to the first floor. There is ample space for understairs or seating area. To the front of the property is the sitting room, a great size reception room with a bay window to the front and a contemporary wood burning stove set on a flagstone hearth. There is a media wall with space for television and display recess. The open plan kitchen/dining/living room is a brilliant triple aspect room including a picture window to the front and a window to the rear enjoying views over the rear garden. In the living area is an original fireplace with a wood burning stove set on a slate hearth with an oak mantle, wood effect laminate flooring and ample space for both lounge and dining furniture. The kitchen has been fitted with a range of wall and base units with complementary work surfaces over and glazed display cabinets and the kitchen benefits from splashback tiling behind and continuation of the laminate flooring. Integrated appliances to remain include the integrated oven with hob and extractor fan over. There is space and plumbing provided for further white goods. There is a door leading into the ground floor shower room. The ground floor shower room is fitted with a 3-piece suite comprising of a shower cubicle with electric shower, WC and wash-hand basin with tiling to the walls and flooring and underfloor heating.

The first floor landing has carpeted flooring and a feature stained glass window to the side. All doors lead off. Bedroom one is a generous bedroom with a bay window to the front, built-in wardrobes and carpeted flooring. Bedroom two is a second superb size bedroom with carpeted flooring, built-in wardrobes and window to the front. The third double bedroom benefits from carpeted flooring, built-in wardrobes and window overlooking the rear garden. The family bathroom has been upgraded with a 4-piece luxurious suite comprising of a contemporary freestanding bath, separate shower cubicle, dual wash-hand basins and WC with tiling to the walls, tiled flooring, spotlighting, chrome towel rail and window to the rear.

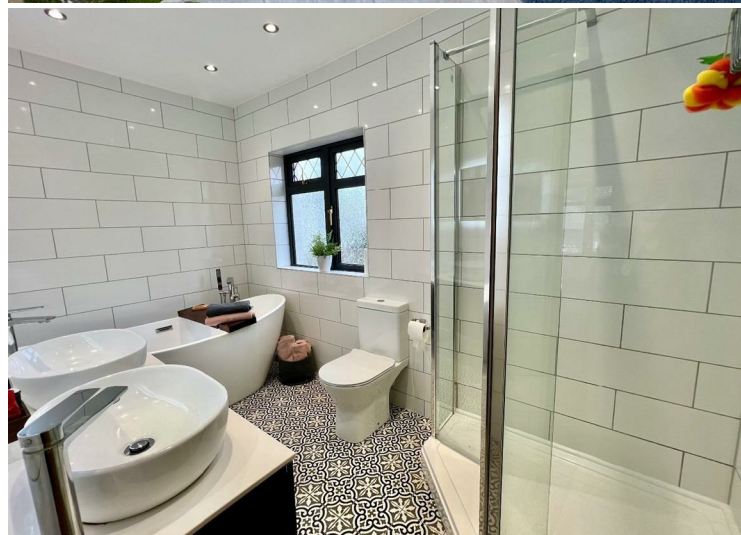
Off the first floor landing is a staircase leading up to the attic room. The attic room is a versatile room which could be used as a home office or guest bedroom. There is a built-in storage cupboard on the landing housing the gas fired combi boiler. The attic room has a large velux window to the rear and wood panelling to the ceiling and walls and there is built-in storage cupboards.

## GARDENS AND GROUNDS

Approached off Southerndown Road Morlais benefits from one of the largest plots with a spacious block pavia driveway to the front offering ample parking for several vehicles. To the side of the house is a detached single garage and there is gated access into the large enclosed garden. To the rear of the property is the enclosed garden with a large patio area perfect for outdoor furniture, the remainder of the garden is laid to lawn enclosed via block and brick walls with a range of mature shrubs.

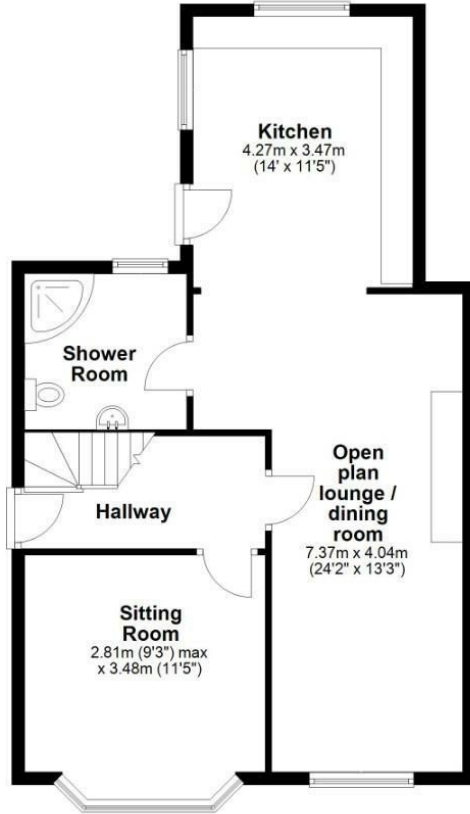
## ADDITIONAL INFORMATION

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



**Ground Floor**

Approx. 66.0 sq. metres (709.9 sq. feet)



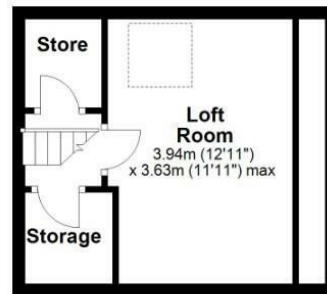
**First Floor**

Approx. 41.9 sq. metres (451.3 sq. feet)



**Second Floor**

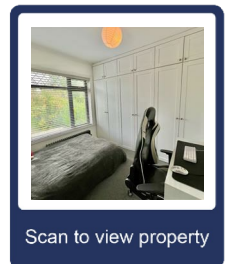
Approx. 19.4 sq. metres (209.0 sq. feet)



Total area: approx. 127.3 sq. metres (1370.2 sq. feet)  
**Morlais, St Brides**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**