



Heol Yr Ysgol, St Brides Major, CF32 0TB

£325,000

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
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BRINSONS & BIRT

Well appointed two/three reception rooms, four/five bedrooms, detached, set in attractive gardens in cul de sac, within walking distance of good village facilities in this popular village close to the Heritage Coastline.



Accommodation

Ground Floor

Entrance Porch

Shallow open fronted.

Entrance Hall

Timber storm doorway.

Cloakroom

Suite in white comprising low level WC & wash hand basin with tile splash back. Opaque glazed window.

Living Room 16'9" x 11'9" (5.11m x 3.58m)

Picture window overlooking front garden. Working fireplace with curved stone surround and mantle and slate/stone hearth.

Dining Room 8'6" x 8' (2.59m x 2.44m)

'L' shaped open plan to the living room. End wall virtually all in glass with huge double glazed sliding patio doors leading out to the garden.

Kitchen/Breakfast Room 12' x 10' (3.66m x 3.05m)

Well fitted range of matching wall and base units in maple style with granite effect work surfaces with tiled upstands. Features include Haier Fridge/Freezer with decor panel, racked pull out tall larder unit, built in Bosch stainless steel double oven, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel 1.5 bowl single drainer

sink unit with mixer tap, high speed gas fired tumble dryer in cupboard, Bosch five ring stainless steel gas hob with Bosch filter over set in glass canopy with tiled splash back. Range of matching wall cupboards including glazed display case. Spot lighting to ceiling. Big picture window overlooking the rear garden. Space for breakfast table and chairs.

Inner Hallway

Stairway to first floor. Picture window on mezzanine.

Sitting Room/Bedroom Five 15' x 11' (4.57m x 3.35m)

Picture window overlooking the front garden.

Bedroom Four 12' x 11' (3.66m x 3.35m)

Measurements include five door run of fitted wardrobes. Views over the rear garden.

Bathroom

Modern suite in white comprising panelled bath with side screen and shower over, Roca low level WC & pedestal wash hand basin. Tiled floor. Wall tiling around suite. Opaque glazed window. Stainless steel radiator/towel rail.

First Floor

Landing

Bedroom One 14' x 12' (4.27m x 3.66m)

Views over village.

Bedroom Two 10' x 8' (3.05m x 2.44m)

Leading off bedroom one. Side views towards church and countryside. Access to under eaves storage space housing gas-fired Worcester combination boiler.

Bedroom Three 11' x 8' (3.35m x 2.44m)

Side views. Wall to wall range of low cupboards.

Outside

Double width driveway with parking to DOUBLE GARAGE (19' x 17'6"). Two up and over doors. Rear window. Electric light and power. Brick wall to roadside. Lawned front garden with house set up behind well stocked borders. Good sized main garden to rear with paved dining terrace having access from dining room. Lawns on two levels and further down to side. Densely stocked flower and shrubbery beds. Paved area for garden shed.

Services

Mains water, gas and drainage. Central heating by mains gas. Double glazed.

Additional Information

Lapsed full planning permissions granted for double storey extension to kitchen.

Directions

In St. Brides Major, follow the signs for the church off Ewenny Road which runs through the village. Turn first left into Heol - Yr - Ysgol and 26 is a short distance down on the right hand side with a Brinsons & Birt board outside.







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