



# 20 Heol Yr Ysgol

St. Brides Major, CF32 0TB

Price £695,000

HARRIS & BIRT



Nestled in the popular village of St. Brides Major, this stunning link-detached house on Heol Yr Ysgol offers a perfect blend of modern living and unique character. Spanning an impressive 1973 square feet, this property boasts an array of stylish appointments that cater to contemporary tastes while maintaining a quirky charm. The layout of the accommodation is thoughtfully arranged, allowing for a seamless flow between spaces and briefly comprises: entrance hall, living room, open plan kitchen/dining/family room, utility room, WC and useful storage room on the ground floor. The first floor features four spacious bedrooms, providing ample space for family members or guests. Each bedroom is complemented by its own bathroom, ensuring privacy and convenience for all. Outside enjoys the benefit of a resin laid drive offering off road parking to the front. The garden to the rear is offers a mixture of patio and artificial turf with a summerhouse and hot tub. There is a further tiered garden beyond that has the benefit of full planning permission for a detached four bedroom dwelling.

St Brides Major offers village facilities within walking distance which include general store/post office, The Fox pub & restaurant, specialist shops, well regarded Church in Wales Infant and Junior School from where the children go to Cowbridge Comprehensive. Just a mile or so to the south is the Heritage Coastline and the beaches at Southerndown and Ogmored-by-Sea. Southerndown Golf Club is just a few minutes drive away. 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.

- Unique Link-Detached Property
- Four En Suite Bedrooms
- Bespoke Utility Room
- Landscaped Garden Terrace with Summerhouse & Hot Tub
- Popular Vale of Glamorgan Village
- Comprehensively & Stylishly Renovated Throughout
- Open Plan Kitchen/Dining/Family Room
- High Specification Throughout
- Development Plot To Rear With Full Planning Permission
- EPC rating - C

## Accommodation

### Ground Floor

#### Entrance Hall 14'0" x 6'1" (4.27m x 1.85m )

Entered via solid front door with decorative obscure glazed vision panels to side into entrance hall. Further window to front. Decorative wood block stairs to first floor with glazed bannister. Engineered wood flooring. Radiator. Door to living room.

#### Living Room 13'10" x 17'1" (4.22m x 5.21m )

Glazed door from hall into living room. Large window overlooking front. Bespoke fitted storage unit. Inset double sided eyeline Stovax wood burning stove with decorative tiled surround and slate hearth. Radiator behind decorative radiator cover. Ceiling spotlights with decorative felt tiles. Decorative downlights. Continuation of flooring from hall. Decorative open/close wood slat vision panel into dining room. Doorway leads through into;

#### Kitchen/Family Room 16'5" x 21'2" (5.00m x 6.45m)

Sleek modern fitted kitchen with features to include a range of base units with quartz work surfaces and matching splashbacks. Inset 1.5 bowl sink with curved Quooker boiling hot water tap and grooved drainer. Countertop four ring Fisher & Pakel induction hob with built in extractor. Eyeline Fisher & Paykel electric oven and microwave and grill above. Undercounter dishwasher behind matching decor door. Integrated fridge/freezer behind matching decor doors, pull out larder cupboard. Level window overlooking the rear. Tiled floor. Media unit containing space for wall mounted TV and storage to

all sides. Inset double sided wood burning stove through to lounge. Sliding door into hall. Further wood effect offering overhang for breakfast style seating. Mains linked water underfloor heating. Opening through to;

#### Dining Room 12'8" x 10'1" (3.86m x 3.07m)

High level windows through to pretty rear garden. Decorative open/close wood slat vision panel into living room. Herringbone style wood effect flooring. Decorative wall light. Pendant ceiling light. Ample space for table and chairs.

#### WC 2'7" x 6'1" (0.79m x 1.85m)

Unique features to include freestanding concrete cast log effect pedestal wash hand basin with inset timber log stand and wall mounted mixer tap. Part tiled, part papered walls. Tiled floor. Glazed window to side. Wall hung bronze towel warmer. Papered ceiling to match wall. Wooden niche with recessed storage shelves.

#### Utility Room 6'8" x 14'3" (2.03m x 4.34m )

Bespoke fitted utility with space for stacked tumble dryer and washing machine. Touch push doors offering ample storage for coats, shoes etc. Further fitted storage unit containing space for American style fridge/freezer. Wood effect herringbone style floor. Obscure glazed door to rear with large cat flap. Ceiling spotlights with decorative felt tiled ceiling. Wall mounted vertical radiator. Sliding glazed pocket door into storage room.

#### Storage Room 6'8" x 7'9" (2.03m x 2.36m)

Doorway to front. Water cylinder. Continuation of flooring from utility room. Strip ceiling light.

### First Floor

### Landing

Wood block pattern stairs from ground floor onto first floor landing. Large vertical window overlooking front. Recessed storage cupboard with shelving. Part skimmed, part decorative panelled walls. Fitted carpet. Pendant ceiling lights. Loft hatch. Doors to all first floor rooms.

#### Master Bedroom 14'1" x 9'8" (4.29m x 2.95m)

Large window overlooking the rear garden and glazed door offering access via steps to the rear garden. Wood effect flooring. Decorative wall lighting. Wall hung vertical radiator. Fitted curtains and blinds. Decorative hanging pendant ceiling lights over space for bedside cabinets. A wood clad divide offers privacy to the en suite.

#### Master En Suite 14'1" x 5'0" (4.29m x 1.52m)

Fitted en suite with features to include; fully tiled shower cubicle with recess and wall mounted mains connected shower and rainfall shower head, hidden cistern low level WC and wall hung vanity unit with mixer tap and storage underneath. Continuation of flooring underneath. Decorative panelled walls. Ceiling spotlights. Extractor fan. Automatic lights behind decorative wall panels opening through into;

#### Master Dressing Room 9'1" x 8'7" (2.77m x 2.62m)

Fully fitted dressing room with ample storage for shoes bags and rails for clothes with automatic sensed lighting. Large window overlooking front. Radiator. Fitted carpet. Pendant ceiling light.

#### Bedroom Two 13'2" x 11'4" (4.01m x 3.45m)

Window overlooking rear. Fitted carpet. Radiator.

Ceiling spotlights. Recessed with shelving. Mirrored sliding door opening into;

### **En Suite Two 7'6" x 6'2" (2.29m x 1.88m)**

Modern suite comprising walk in tiled shower cubicle with mounted mains connected shower and rainfall shower head attachment behind folding glazed door. Low level WC and wall hung wash hand basin with mixer tap. Brick effect tiled walls. Painted wood floorboards. Recessed downlight. Fully glazed ceiling.

### **Bedroom Three 12'9" x 10'7" (3.89m x 3.23m)**

High level glazing offering light from the hall. Further obscure glazed light panel to en suite. Fitted carpet. Wall mounted vertical radiator. Pendant ceiling light. Decorative wall lighting. Sliding door into;

### **En Suite Three 3'1" x 10'7" (0.94m x 3.23m)**

Modern fitted bathroom with features to include; decorative panelled bath with wall mounted overhead rainfall shower fitment and central tap. Hidden cistern WC. Wall hung unit containing single bowl sink mixer tap. Part brick effect tiled walls. Tiled floor. Obscure glazed window to side. Ceiling spotlights. Extractor fan.

### **Bedroom Four 6'5" x 16'0" (1.96m x 4.88m)**

A uniquely designed bedroom with stairs leading up to double bed area with Velux ceiling light and decorative downlighting. Window overlooking front. Fitted radiator. Ceiling spotlights. Door to;

### **En Suite Four 6'4" x 5'1" (1.93m x 1.55m)**

Features to include; walk in fully tiled shower with

mains connected with rainfall shower and separate shower head fitment and half glazed screen. Hidden cistern low level WC. Wall mounted vanity unit containing inset sink mixer tap and storage underneath. Tiled walls. Tiled floor. Obscure glazed window to rear. Wall mounted vertical towel warmer in bronze. Ceiling spotlights.

### **Outside**

Resin laid driveway offering parking for several vehicles with tiled steps leading up to the front door. Decorative planted borders with mature tree to front offering privacy. The rear garden is accessed via the utility with steps leading up to the rear garden also accessed from the master bedroom. Tiled steps with decorative panelling and Cotswold chippings lead up to a flat area laid to artificial lawn with summer house/bar offering a great space for entertaining with light and power. Hot tub to remain. Further tiled patio perfect for al fresco dining. Mature planted borders laid to bark. Retaining wall to the garden plot beyond which is tiered and currently laid to lawn with fence boundaries.

### **Services**

All mains services connected to the property. Gas central heating via Worcester combination boiler housed and concealed in the media unit in the family room. Electric underfloor heating to the kitchen/dining room. UPVC double glazed powder coated Aluminium windows throughout.

### **Planning Permission**

Please note there is planning permission for a detached four bedroom dwelling to the rear of the

garden. The planning number is 2021/00705/FUL. Further details are available in our office or on the Vale of Glamorgan Council planning portal

### **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 20 is a short distance down on the right hand side with a Harris & Birt board outside.











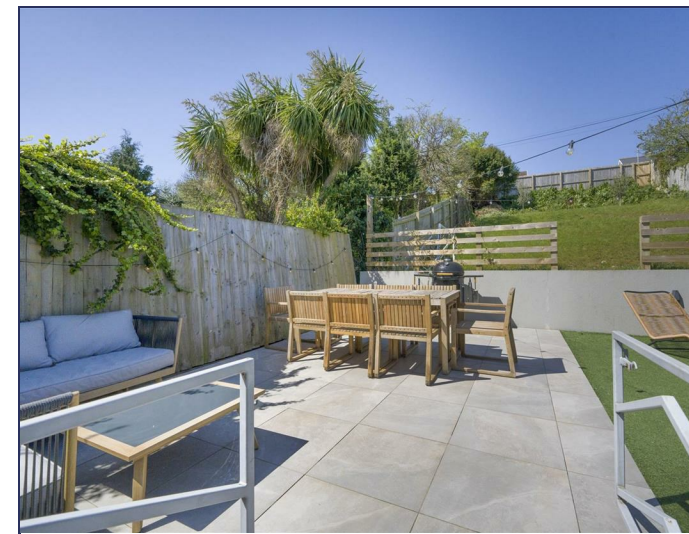


GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
 FLOOR 1 999 sq.ft. FLOOR 2 974 sq.ft.  
 TOTAL : 1,973 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	78
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

