



Blossom Tree Cottage, Penylan Court
St. Brides Major, Vale of Glamorgan, CF32 0SB





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£340,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

Watts & Morgan are offering to the market a unique and charming 2/3 bedroom semi-detached cottage, immaculately maintained located in the sought after and picturesque village of St Brides Major. Offering versatile accommodation the property comprises; entrance porch, hall, kitchen/breakfast room, sitting room, lounge, dining room, utility & ground floor WC. First floor landing, two double bedrooms and a family bathroom. Externally the property offers an integral tandem double garage, one carparking space with front and rear elevated low maintenance courtyard gardens. EPC Rating 'C.'

- Bridgend Town Centre 4.0 miles
- Cardiff City Centre 26.4 miles
- M4 (J35) 6.5 miles

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Summary of Accommodation

GROUND FLOOR

Entrance via a uPVC door with side panel into entrance porchway with ceramic tiled flooring and a stained-glass uPVC door into the main entrance.

The two-tier entrance hall features ceramic floor tiles, carpeted flooring and a carpeted half turn staircase leads to first floor landing.

The ground floor WC has been fitted with a 2-piece white suite comprising; low level WC and a wall mounted sink. Further features include tiled to dado level, ceramic floor tiles and an uPVC obscured glazed window.

The utility room is a compact room offering plumbing facilities for a washing machine and space for low level white goods, a uPVC window and a wall mounted 'Glow Worm' combi boiler.

The kitchen/breakfast room has been fitted with a range of pine wall and base units with roll top laminate work surfaces. Integral appliances to remain include 'Philips' electric double oven and grill, 'Neff' 4-ring gas hob with extractor fan above and freestanding microwave. Further features include a uPVC window, tiled splashback, ceramic floor tiles and ample space for a dining table and chairs. Freestanding fridge/freezer to remain.

The sitting room is a versatile additional reception room currently utilised as a study offering carpeted flooring and uPVC sliding doors leading out to the front courtyard.

Stone steps lead up into the lounge which is a generous reception room with a uPVC bay window to the front elevation, carpeted flooring and a central stone feature wall with electric fire.

Bedroom three/dining room offers versatility as a reception room or bedroom featuring carpeted flooring, a uPVC window to the rear elevation and a built-in under stairs cupboard.



FIRST FLOOR

The first floor landing offers carpeted flooring, a uPVC window to the side elevation enjoying elevated views, a loft hatch with pull-down ladder giving access to loft space and built-in eaves storage cupboard.

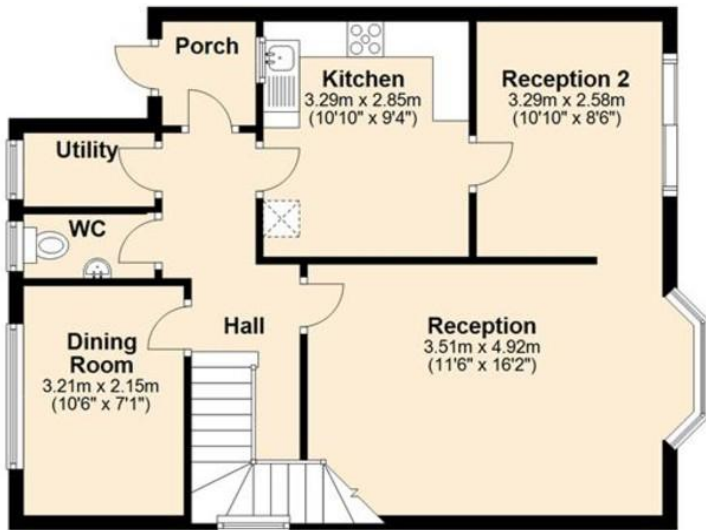
Bedroom one is a generous bedroom featuring carpeted flooring, a uPVC window to the front elevation enjoying elevated views across the village and rolling countryside and ample space for freestanding furniture.

Bedroom two is a further double bedroom featuring carpeted flooring, built-in wardrobes and a uPVC window to the front elevation enjoying elevated views.

The family bathroom has been fitted with a 4-piece coloured suite comprising; panelled bath with hand-held shower over, low level WC, pedestal sink and enclosed shower cubicle. Further features include tiled flooring, partially tiled walls and a large obscured glazed Velux window.

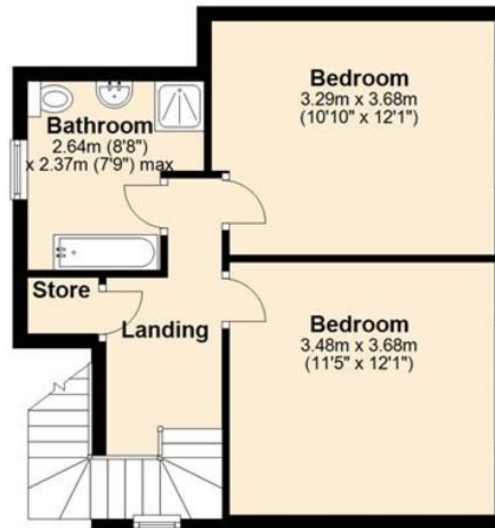
Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 96.9 sq. metres (1043.4 sq. feet)

All measurements are approximate excluding garage, and for display purposes only. Plan produced using PlanUp.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GARDENS AND GROUNDS

Blossom Cottage is approached off the road onto a shared driveway courtyard providing parking for one vehicle leading into an integral tandem style double garage with an electric door, a uPVC window to the front elevation with water and electric facilities. The garage could, if preferred be converted to additional living accommodation, subject to obtaining any necessary Planning or other consents. Steps lead up to a gravelled courtyard with mature shrubs and plants offering an enclosed sun trap with open views. To the rear front of the property is an additional courtyard garden predominantly laid with patio slabs and enclosed by surrounding hedge row.

SERVICES AND TENURE

All mains services connected. Freehold.





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