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37 Lon Yr Eglwys, St. Brides Major

Bridgend

Fixed Price **£579,995**

37 Lon Yr Eglwys

From the Cowbridge travel west along the A48. Turn left at the bottom of Crack Hill and travel through Corntown and Ewenny. At the 'T' Junction turn left, travel along the B4265 and into St. Brides Major. Turn right (opposite The Fox) and take the second left onto Lon-Yr- Eglwys. Continue straight ahead and White Croft, 37 will be on your right-hand side.

What3Words: older.afford.wisely

Nestled in the village, White Croft is a beautifully appointed home blending character with modern comforts. Its generous living spaces and ample garden space, make this property very versatile.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





37 Lon Yr Eglwys

Double-glazed UPVC front door to HALLWAY with herringbone wood flooring, white walls, and ample storage. Main LOUNGE features oak wood flooring and log burner set within a stone fireplace. Double aspect windows with shutters flood the space with light. A few small steps lead to a DINING ROOM with maple wood flooring and a wood-panel feature wall.

The KITCHEN is a blend of rustic charm and modern convenience, with dark grey roll top work surfaces, traditional cabinets with gold effect drop handles, appliances including an AEG induction hob and Neff cooker. A window overlooks the CONSERVATORY, which boasts exposed brick and wooden framework completed by Nottage Joinery and gives access to the rear garden.

Continuing through the hallway, BEDROOM TWO is a generous double with built-in storage. Across the hall is a (flexible) STUDY/ BEDROOM FOUR, complete with bookcase, cupboard, and understairs storage. The modern SHOWER ROOM showcases dark ceramic tiled flooring, a waterfall shower, frosted window, towel rail radiator and sleek sink with cupboard.

BEDROOM THREE is another spacious double with fitted shutters, integral wardrobe, drawers, and bookcase. All rooms are finished with neutral tones and quality fittings.

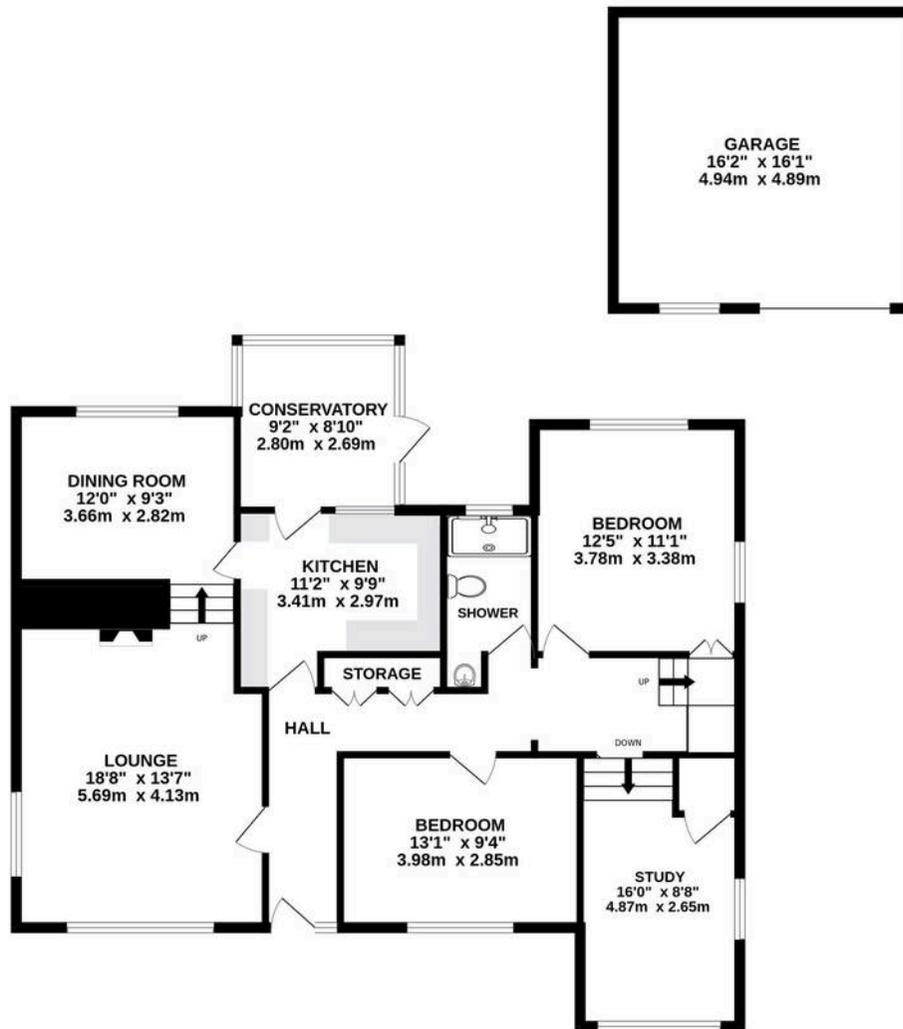
Upstairs, the PRINCIPAL BEDROOM is a spacious room with recently fitted grey carpet, and a double-glazed window overlooking the spacious garden. HOBBIES/ DRESSING ROOM, offering excellent storage. The EN-SUITE BATHROOM features a dark grey fitted carpet, frosted UPVC window, low-level WC, bidet, sink with mixer tap, cupboard, and a double shower tray with electric shower over.

Outside, the rear garden is a peaceful space with mature shrubbery, an apple tree, greenhouse and two seating areas, one neatly hidden away. Side access leads to the garage, which features an electric roller shutter door operable from inside the home. The front garden is equally impressive, with a large, paved driveway, lawn area and established trees and bushes. A log store to the side of the property adds practicality to this charming exterior.

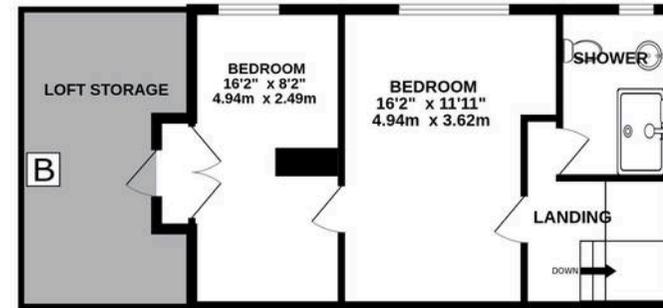
White Croft is a gem in a sought-after village, ideal for families and those seeking a blend of countryside charm and modern living.



GROUND FLOOR
1370 sq.ft. (127.3 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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