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# Pasture The Fields

Southerndown, CF32 0RP

£650,000

HARRIS & BIRT





A spacious and well proportioned five bedroom townhouse property which has been renovated to a high standard offering wonderful views across the open countryside towards Southerndown coast, whilst situated in a convenient spot on the edge of St Brides Major.

Southerndown is a small coastal village with roadway down to the beach. Local facilities include village pub and cricket ground and just a few minutes drive away is Southerndown Golf Club, surf school, riding stables and the adjoining village of St Brides Major which includes a primary school, post office and general store. The good road network brings major centres within comfortable commuting distance including the capital city of Cardiff, Bridgend, Swansea etc.

The accommodation comprises; entrance hall, dining room, living room, kitchen/utility area and WC to the ground floor. Three bedrooms, one currently used as a dressing room, a family bathroom, shower room and an additional WC to the first floor. A further double bedroom and master bedroom to the second floor. There is off road parking to the front and rear of the property and spacious courtyard garden to the rear and front.

- Renovated Town House
- Open Coastal Views
- Front And Rear Landscaped Gardens
- Two Reception Rooms
- Five Good Sized Bedrooms
- EPC - TBC

## Accommodation

### Ground Floor

#### Entrance Porch

Full width glass UPVC double glazed door into inner hallway. Ceramic tiled flooring. Partly ceramic tiled walls. Further skimmed walls and ceiling. Original wooden door into main hall. Glass panel feature above.

#### Hallway

Laminate flooring. Stairs leading up to first floor landing. Radiators. Wood panelling. Further skimmed walls and ceiling. Under stairs storage. Door into dining room and kitchen.

#### Dining Room 11'9 x 11'2 (3.58m x 3.40m)

UPVC double glazed window to rear. Dado rail. Laminate flooring. Ceiling rose. Radiator. Built in bar area with shelving and storage. French doors opening into living room.

#### Living Room 14'8 x 14'10 (4.47m x 4.52m)

Continuation of laminate flooring. Wood burner with slate hearth. Bay window to front with shutters. Ceiling rose. Radiator.

#### Kitchen 11'6 x 16'6 (3.51m x 5.03m)

Modern fitted kitchen with features to include range of wall and base units. Double Neff oven. Five ring gas hob with extractor fan over. Sink with mixer tap. Under counter wine cooler. Integrated dish washer. Space for fridge/ freezer. Laminate flooring. Skimmed walls and ceiling. Ceiling spotlights. Vertical radiator. Three windows to side. Opening through into utility room.

#### Utility Room 12'4 x 11'10 (3.76m x 3.61m)

Open from kitchen. Base units with work surface over. Space for washing machine and dryer. Three large storage cupboards. Door to WC.

#### WC

Two piece suite comprising low level dual flush WC. Wall hung wash hand basin with tap. Ceramic tiled flooring. Tiled walls. papered ceiling. Ceiling spotlight. Vertical heated towel rail. Window to rear.

### First Floor

#### Landing 8'7 x 11'2 (2.62m x 3.40m )

Carpet runner straight stair case leading up to first floor. Steps to further landing space. Wood panelling. Further skimmed walls and ceiling. Built in storage. Access to loft via hatch.

#### Bedroom Three 11'9 x 11'2 (3.58m x 3.40m )

Good sized double bedroom. Large window to rear. Carpet floor. Skimmed walls and ceiling. pendant ceiling light. Radiator.

#### Bedroom Four 10'10 x 12'2 (3.30m x 3.71m )

Good sized double bedroom. Large window to front with shutters. Carpet floor. Feature panelled wall. Further skimmed walls and ceiling. pendant ceiling light. Radiator. Feature fireplace with wood surround.

#### Bedroom Five/ Dressing Room 7'5 x 12'2 (2.26m x 3.71m )

Currently in use as dressing room. Window to front with shutters. Laminate flooring. Skimmed walls and ceiling. Pendant ceiling light. Built in wardrobes.

#### Bathroom One

Three piece suite comprising free standing bath with swan neck tap and separate shower head attachment. Low level dual flush WC. Wash hand basin with two mixer taps. Vertical heated towel rail. Ceramic tiled flooring and walls. Ceiling spotlights. Window to rear.

#### Shower Room

Two piece suite comprising shower cubicle with rainfall shower head and separate shower head attachment. Wall hung wash hand basin with mixer tap. Vertical heated towel rail. Laminate flooring. Herringbone style tiled walls. Skimmed ceiling. Ceiling spotlights. Window to rear elevation.

#### WC

Two piece suite comprising low level dual flush hidden cistern WC. Wall hung wash hand basin with mixer tap. Laminate flooring. Wood panelled walls. Further skimmed walls and ceiling. Ceiling spotlight. Window to side.

### Second Floor

#### Landing 6'7 x 11'2 (2.01m x 3.40m )

Feature stone wall. Carpet stairs leading up to second floor landing. Skylight. Ceiling spotlights. Skimmed walls and ceiling.

#### Master Bedroom 18'7 x 12'2 (5.66m x 3.71m )

Large window to front. Two Velux windows. Carpet floor. Feature dual aspect stone walls. Further skimmed walls and ceiling. Ceiling spotlights. Radiator. Exposed wood beams. Feature fireplace set onto slate hearth.

#### Bedroom Two 11'9 x 11'2 (3.58m x 3.40m )

Large window to rear. Carpet floor. Skimmed walls and ceiling. Ceiling spotlights. Radiator.

#### Outside

Parking to the front of the property with electric car changing point. Wooden gate to front courtyard. Ceramic tiled flooring and steps to front door. Gravel surround. Built in wooden boundaries with shrubbery. Porch to front door. Porcelain tiles to the rear great for outside entertaining. Pergola. Wood panelled wall. Composite decking. Gate to rear. Outside shower. Electric power points.

#### Services

Mains water, electricity and drainage.

The Fields road is private, there are 13 neighbours paying £300 yearly to maintain the surface of the road.

#### Directions

From our office at 65 High Street, Cowbridge, turn right and at the end of Westgate turn left onto the main A48 road towards Bridgend. At the bottom of the long hill, known as Crack Hill, with the Chinese restaurant at the bottom of the hill bear left passing through the villages of Corntown and Ewenny. At the T junction turn left and follow the road into St Brides Major. Cross the cattle grid into the village. Carry on through the village and at the monument turn right onto Southerndown Road. Follow the road to Southerndown, when approaching Three Golden Cups on the right hand side, take the first left towards Beach Road and first right to The Fields where the property is situated to the left of the private road.





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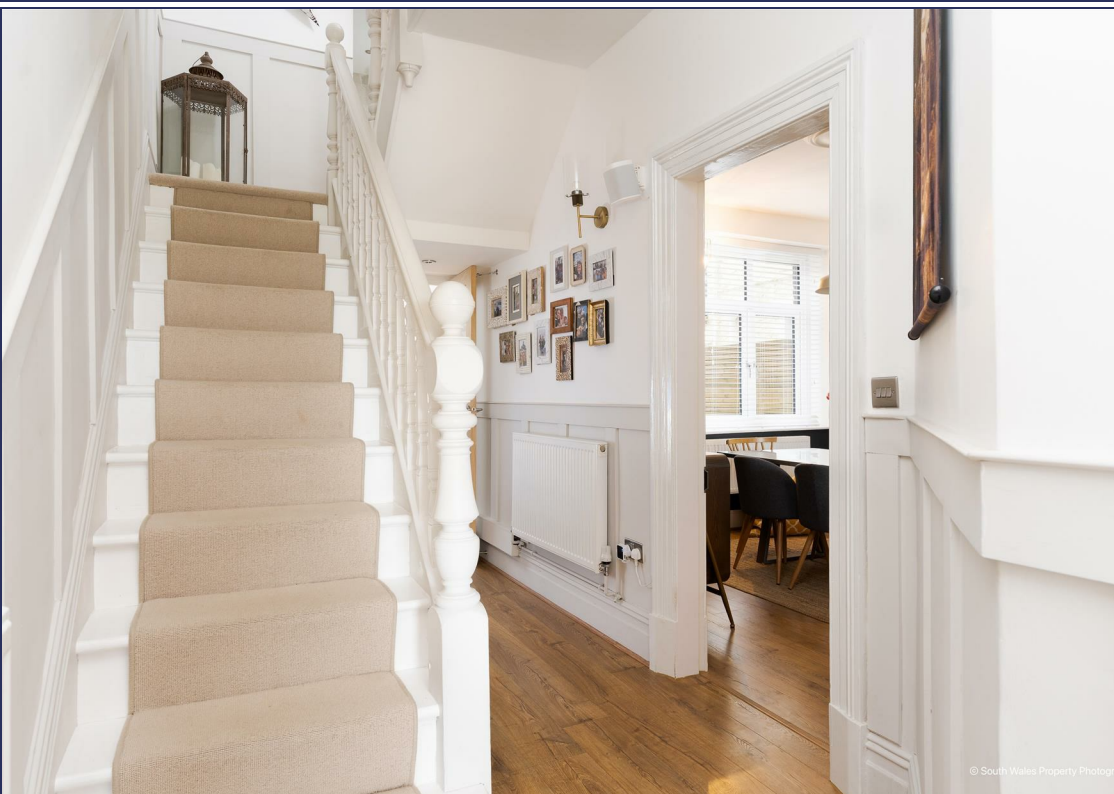


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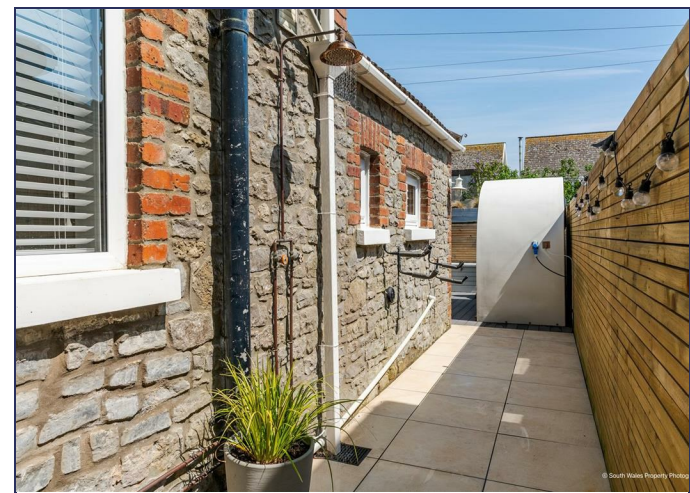






GROSS INTERNAL AREA  
 FLOOR 1 779 sq.ft. FLOOR 2 597 sq.ft. FLOOR 3 389 sq.ft.  
 EXCLUDED AREAS : REDUCED HEADROOM 51 sq.ft.  
 TOTAL : 1,765 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**HARRIS & BIRT**  
 CHARTERED SURVEYORS & ESTATE AGENTS



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

