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herbert r thomas

Greenfields
Southerndown
The Vale of Glamorgan
CF32 0RP
hrt.uk.com



Greenfields

Asking price **£450,000**

A spacious, four bedroom period townhouse situated within the coastal hamlet of Southerndown, enjoying far reaching views into the Bristol channel.

Spacious, well-appointed four-bedroom family home

Period townhouse retaining several character feature features

Situated on a peaceful non-through road

Far reaching views to front across neighbouring farmland into the Bristol channel

Open-plan lounge/study, kitchen/breakfast room, utility room, ground floor bathroom

Three bedrooms to first floor plus family bathroom and separate shower room

Master bedroom suite to second floor with en-suite shower room

Integral garage/store room

Walking distance to beach, public house and bus stop

Enclosed forecourt garden enjoying views





This spacious, well-appointed, four bedroom, mid-terrace, bay-fronted townhouse is situated within the sought after Hamlet of Southerndown and enjoys far reaching views of the coastline and Bristol channel.

The ENTRANCE PORCH leads via a glass panel door into the ENTRANCE HALL, with ornate quarry tile flooring throughout. Stairs rise to the first floor accommodation. The LOUNGE has a bay window to front enjoying views over the neighboring fields and out into the Bristol channel. A gas real flame stove is set on a quarry tiled hearth with ornate, cast iron fire with wooden surround and mantle. Fitted base and wall-mounted shelving to both recesses. The STUDY AREA has French doors leading out to the rear courtyard

garden. The room has high-quality laminate wood flooring throughout, plus ornate coving and ceiling roses. The KITCHEN/BREAKFAST room has two windows to side, plus three mirrored skylights. It offers a fitted range of base, larder and wall-mounted Shaker style units with butchers block worksurface and splash back tiling over, double Belfast sink unit with mixer tap above, integrated dishwasher and fridge/freezer, space and plumbing for range cooker with fitted cooker hood above. Beyond the kitchen is a SIDE HALLWAY with pedestrian door to side courtyard garden. GROUND FLOOR BATHROOM housing a three-piece suite including: panel bath with mains power shower over, extensive splashback tiling to

walls, part tiled, part wooden floorboards and split level floor. The UTILITY ROOM with window to side has fitted base units and roll-top worksurface with space and plumbing below for white goods.

Accessed from the utility room is a GARAGE/STOREROOM which benefits from a remote controlled roller shutter door to a rear lane access, window to side, power and lighting.

The first floor landing has stairs rising to the second floor and gives access to bedroom accommodation. BEDROOM TWO and BEDROOM FOUR, are located at the front of the house and enjoy far reaching sea views. BEDROOM THREE has views over the courtyard garden. A FAMILY BATHROOM has a white three-piece suite and is adjacent to a SHOWER ROOM housing a fully tiled shower enclosure with mains power shower fitted.

The second floor landing with skylight to rear gives access into the MASTER BEDROOM suite. This large dual aspect room with windows to front and rear has a part pitched ceiling with skylights fitted. The room benefits from an EN-SUITE SHOWER ROOM.

Outside, to the front of the property, is an enclosed forecourt garden with paved patio area. To the rear is a narrow enclosed courtyard with space for clothes line.

AWAITING FLOORPLANS





Directions

From Cowbridge travel West along the A48, turn left and proceed through the villages Of Corntown and Ewenny. At the T Junction turn left then immediately right. Continue along this road into and through the village of Ogmore By Sea. Proceed into Southerndown. Take a right hand turning towards the beach, Then immediately right before frolics restaurant. Continue along this private lane, turn left and the property will be found on the left.

Tenure

Freehold

Services

Water, Electricity, Gas, Drainage
Council Tax Band F
FPC Rating D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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