



The Vines, Beach Road,
Southerndown, Vale Of Glamorgan, CF32 0RW

Watts
& Morgan



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Guide Price £735,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A landmark, five double bedroom Edwardian family home in the centre of Southerndown village. Sympathetically refurbished yet retaining period style throughout. Just a short stroll to Dunraven Bay, coastal path and two restaurants. Accommodation over 2300 sq.ft to include; entrance hallway, ground floor shower room, two beautiful reception rooms with burners, large kitchen/dining plus utility and home office. First floor landing; five double bedrooms, en-suite shower room and a 4-piece family bathroom. Off-road driveway parking, fully enclosed south-facing garden with patio area and summerhouse. Viewing highly recommended to appreciate this substantial property within walking distance to the sea.

EPC Rating; 'D'.

Directions

Cowbridge Town Centre – 9.1 miles

Cardiff City Centre – 27.0 miles

M4 Motorway – 8.4 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

The Vines is a handsome Edwardian home located in this much sought after Vale Village which is within half a mile of Dunraven Bay and coastal path. The property has been refurbished in recent years yet retains much character and period-style throughout.

A broad door leads through into the welcoming entrance hallway with useful storage closet – ideal for cloaks and shoes; and a carpeted staircase leads to the first floor.

There are two generous light-filled reception rooms, both high ceilinged rooms looking to the front elevation with views over farmland. Both rooms have beautiful period woodblock 'herringbone' flooring and benefit from feature woodburners.

To the rear of the property lies the kitchen/dining room; a family space with access to the south-facing walled garden. The dining room offers another open fire and slate tiled flooring. The kitchen has been fitted with a range of white high gloss wall and base units with complementary laminate work surfaces offering a range of integral appliances to remain to include; 5-ring gas hob with 'Zanussi' extractor hood, dishwasher, 'Neff' double oven and grill along with space for a freestanding fridge/freezer. There is also an integral wine cooler. This room offers a deep siled uPVC window overlooking the rear courtyard and a breakfast bar connects the kitchen and dining room providing space for high stools.

From the kitchen/dining room, there is a generous utility/boot room with plumbing for appliances and bespoke bench seating with shoe store. Access from here is provided out onto the paved courtyard garden with outdoor shower - ideal for beach days.

Completing the ground floor accommodation is a contemporary 3-piece shower room, along with a home office which provides access to an additional garden area with storage, ideal for wood store.

To the first floor, a shuttered window with cosy seating area provides a lovely outlook over Southerndown Village itself and across farmland.

There are five double bedrooms on offer which are all a very generous size and most enjoying lovely outlooks over countryside. The principal bedroom has the benefit of its on luxurious en-suite shower room. All the other bedrooms have shared use of the 4-piece family bathroom which is fitted with a contemporary suite to include; freestanding slipper bath and large corner shower enclosure.



GARDENS AND GROUNDS

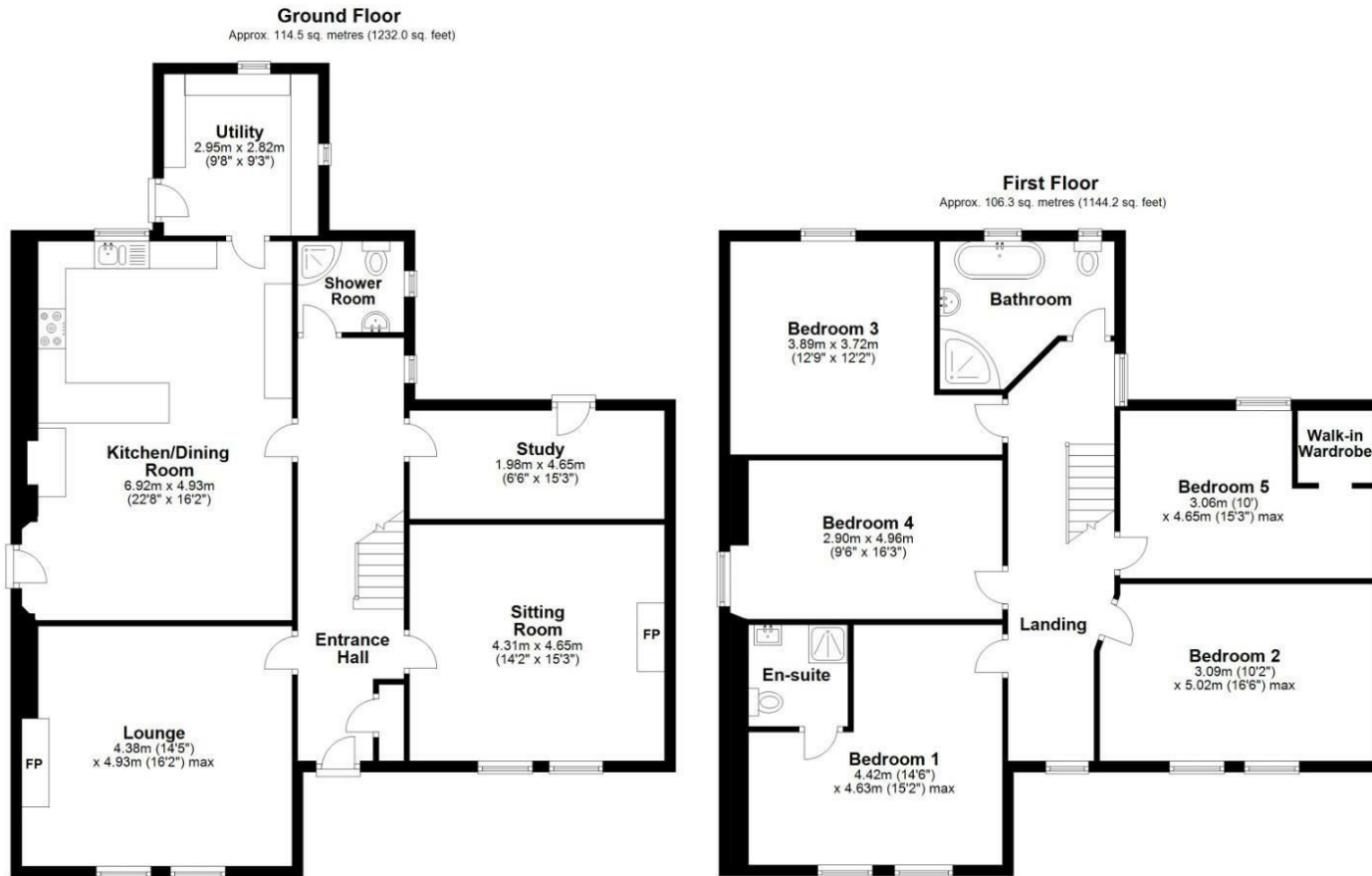
Fronting the property is a private resin driveway with gated access to the entrance of The Vines. There is additional gated access from Beach Road which runs through the front garden to a covered porch & principal entrance door.

The largest section of garden which is also accessed from the kitchen/dining room & the utility room, enjoys a southerly aspect and includes a lawn, a paved seating area with lavender borders and wooden summerhouse (approx. 2.2m x 1.7m). There is also an external store which houses the gas-fired boiler, along with an outdoor shower.

Accessed from the home office, is an additional bespoke store shed to a courtyard area to the rear of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax band H. All fitted shutter blinds to remain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



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