



Hillside House, 8 Cardiff Road  
Cowbridge, Vale of Glamorgan, CF71 7EP

Watts  
& Morgan



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**Guide price: £875,000 Freehold**

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A traditional Victorian town house with exceptionally sophisticated interior, including wonderful, modern kitchen-living-dining space. In great order throughout the accommodation includes: lounge with wood burner, kitchen/living/dining space, also ground floor cloakroom/WC. Bedroom accommodation to the first and second floors including 5 double bedrooms, two of these 'en suite', and family bathroom. South facing, flagstone-paved sheltered courtyard garden to the rear with double garage incorporating off-road parking / storage area and utility room. Viewing a must for the space to be most fully appreciated.

EPC rating: D55

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## Directions

Cardiff City Centre – 12.4 miles

M4 Motorway, Pencoed J35 – 6.9 miles

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## Summary of Accommodation

### About the property

A late Victorian town house, No.8 Cardiff Road is a sizeable family home over three storeys and having an amazingly sophisticated, stylish modern interior. It provides deceptive, spacious family accommodation and is one that must truly be viewed for its size and scope to be fully appreciated. An entrance door with half moon stained glass panel over leads into a porch with hallway beyond. Like the porch, the hall has a beautifully patinated original quarry tiled floor and an original staircase leading to the first floor; a door leads into the family lounge while broad, glazed doors lead into the kitchen/living/dining extension. Looking to the front and side of the property is the family lounge with broad plank timber flooring and shuttered windows. This high ceilinged space features a 'Stuv' contemporary wood burning stove resting on a slate hearth with simply carved marble mantelpiece and surround. Double doors lead from here to a superbly considered kitchen-living-dining space crafted from original rooms. With abundant natural light from tall, west facing windows, floor to ceiling glazed doors and windows look out to the rear garden. As such this wonderfully bright room is ideal for family living, providing ample sitting space and plenty of room for a dining table. The kitchen area itself incorporates a range of modern storage units with appliances to remain including a fully integrated dishwasher and wine cooler. Range cooker (to be advised); tall fridge freezer (available by separate negotiation). To the heart of this kitchen is a polished concrete topped kitchen island/breakfast bar Fitted storage is worked exceptionally efficiently into this space, so too a ground floor cloakroom/WC. Tall, sliding doors open to the south facing rear courtyard garden.

To the first floor, a split level landing has doors leading to three bedrooms and to a shower room. The largest, principal double bedroom has a bow, shuttered window to Cardiff Road and its own generous en suite with roll-top bath and separate shower cubicle. The third bedroom is also double room but comprehensively kitted out as a dressing room with shelves and hanging rails (to remain).

There are two additional bedrooms to the second floor, the larger of these having its own en suite shower room; the fifth bedroom is another double

### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating with underfloor heating throughout the kitchen/living/dining space. Council Tax: Band "G".

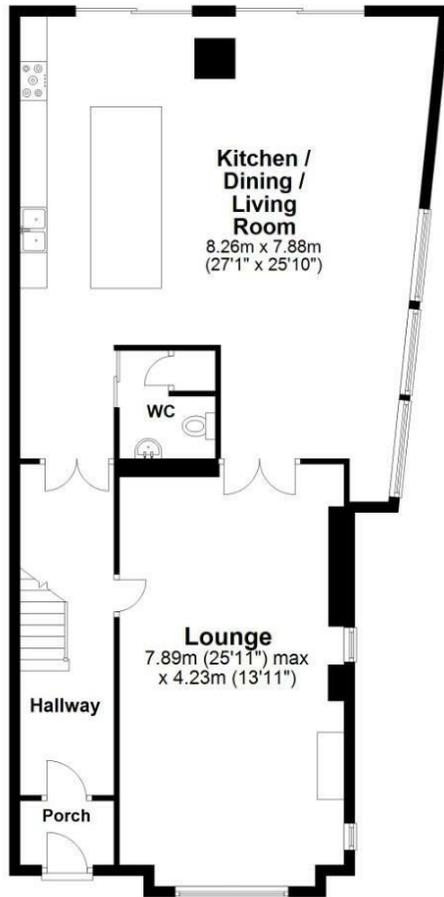


## Garden & Grounds

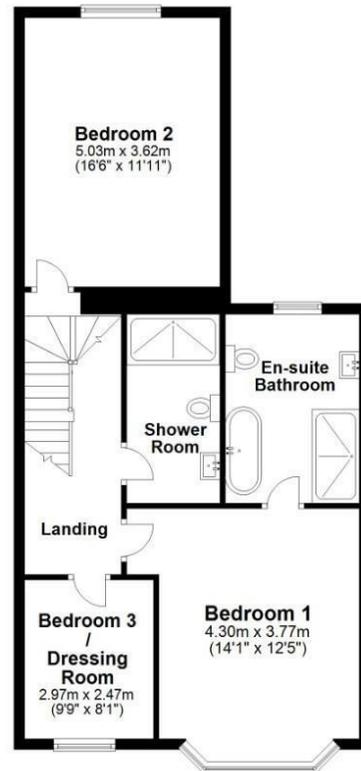
To the rear of the property is a south facing private courtyard garden. This is looked over by, and accessed from, the modern kitchen/living/dining space with sliding doors opening seamlessly between the inside space and the outside. This flagstone paved courtyard area is ideal for alfresco living being surrounded to two sides by high, creeper covered walls offering so much privacy and shelter. Steps lead up past a specimen 'Robinia' tree to a gravel garden from which there is access into the garage and to the utility space.

Running the width of the rear of the property is a generous, block-built garage (approx max 6.3m x 5.6m) accessed from the rear lane via a tall sectional door. The garage has been subdivided by stud walling to create an externally accessed utility room / WC (approx max 2.9m x 2.5m) with plumbing for a washing machine, a drier, WC, basin and for additional utility storage. Power and water connected; some eaves storage space. The lane to the rear of the property links to the St. Athan Road.

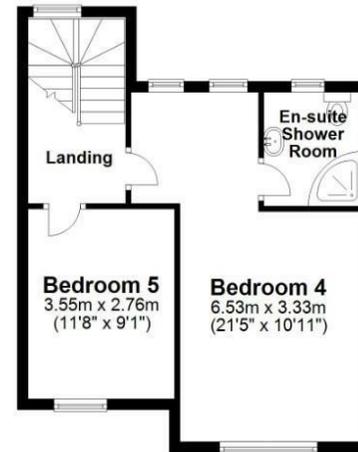
Ground Floor



First Floor



Second Floor



Total area: approx. 221.0 sq. metres (2378.4 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		55	
(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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