



Greenfield, The Fields,  
Southerndown, CF32 0RP

Watts  
& Morgan







# Greenfield, The Fields,

Southerndown, CF32 0RP

## Guide Price £499,950 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A sizeable, mid-terraced traditional property located just off Beach Road in Southerndown. Offering uninterrupted farmland views to the front and benefiting from no onward chain. Accommodation over 1,900 sq ft to include; porch, entrance hallway, bay-fronted lounge opening into dining room and kitchen-breakfast room. Plus a utility room and ground floor bathroom. To the first floor, three bedrooms, a 3-piece bathroom and an additional shower room. Second floor principal bedroom with en-suite. Externally enjoying a south-facing front courtyard with communal parking directly in-front of the property and a half garage to the rear.

EPC Rating: 'tbc'.

### Directions

Cowbridge Town Centre – 9.2 miles

Cardiff City Centre – 27.0 miles

M4 Motorway – 7.6 miles

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Nestled in a quiet position overlooking fields and with south-facing sea views, is the entrance to Greenfield.

The porch leads into the entrance hallway with stained glass window, beautiful Victorian mosaic tiled flooring and a staircase leads to the first floor.

The lounge is a delightful bay-fronted reception room with a central fireplace and bespoke cupboards to either side with shelving. This room opens seamlessly into the dining room which has French doors leading to the rear courtyard.

To the rear of the property is the kitchen-breakfast room fitted with a range of shaker-style wall and base units with butchers-block effect surfaces. There is an integral dishwasher and fridge/freezer to remain plus a freestanding range cooker with gas hob. There is ample space for dining furniture and a courtesy door leads through into an inner hallway which opens into a ground floor bathroom and utility room. Also, from here is access into the integral half garage.

To the first floor are three bedrooms. Two bedrooms are of a double size, and the third a single room with elevated sea views. These bedrooms have shared use of the family bathroom, and modern separate shower room. There is also a walk-in laundry closet which houses the gas boiler.

To the second floor is a very generous double room with Velux window to the front enjoying sea views and to the rear aspect. This bedroom has the benefit of its own contemporary en-suite shower room.



### ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi boiler. Council tax band F.

GARDENS AND GROUNDS

Approached from the private lane, directly off Beach Road, sits Greenfield with its south-facing outlook over fields and further across the Bristol Channel.

The front garden offers an idyllic place to enjoy al-fresco dining with paved frontage and mature planted borders, enjoying the relaxing view.

To the rear of the property, and with vehicular access, is the integral half garage/store with full power supply, electric door and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	



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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.





**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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