Woodland Cottage, 9 Croft Lane

Southerndown, Vale Of Glamorgan, CF32 0RT

Watts & Morgan

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Guide Price £350,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A rare opportunity to purchase a spacious semi-detached home in this extremely sought after village, within the Heritage Coast and about half a mile from Dunraven Bay.

Traditional accommodation in need of modernisation over 1,200 sq ft to include: large lounge, kitchen-dining room open-plan into sun-room. Also ground floor shower room / utility. Two sizeable double bedrooms sharing use of a 3-piece bathroom.

Generous plot with south-facing front lawn, small pond and rear courtyard. Gated driveway parking for several vehicles.

Catchment for Cowbridge Comprehensive School.

No onward chain. EPC Rating TBC.

Directions

Cowbridge Town Centre – 7.8 miles

Cardiff City Centre – 26.9 miles

M4 Motorway – 7.2 miles

Your local office: Cowbridge
T: 01446 773500
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Summary of Accommodation

SITUATION

The Village of Southerndown is positioned within attractive countryside and adjoins the Glamorgan Heritage Coastline with its beautiful cliff top walks and mixture of sandy and stony beaches, perfect for all-year round swimming. Southerndown beach is perfect for dog-walking with the ruins of Dunraven Castle on Witches Point, an ideal place to explore. The Village itself includes an attractive blend of old and new properties together with the ever popular 'Frolics' restaurant, the Golden Cups public house, Church and cricket club. Plus the recently opened clifftop cafe/bar West Farm with its dog-friendly terrace and stunning sea views.

ABOUT THE PROPERTY

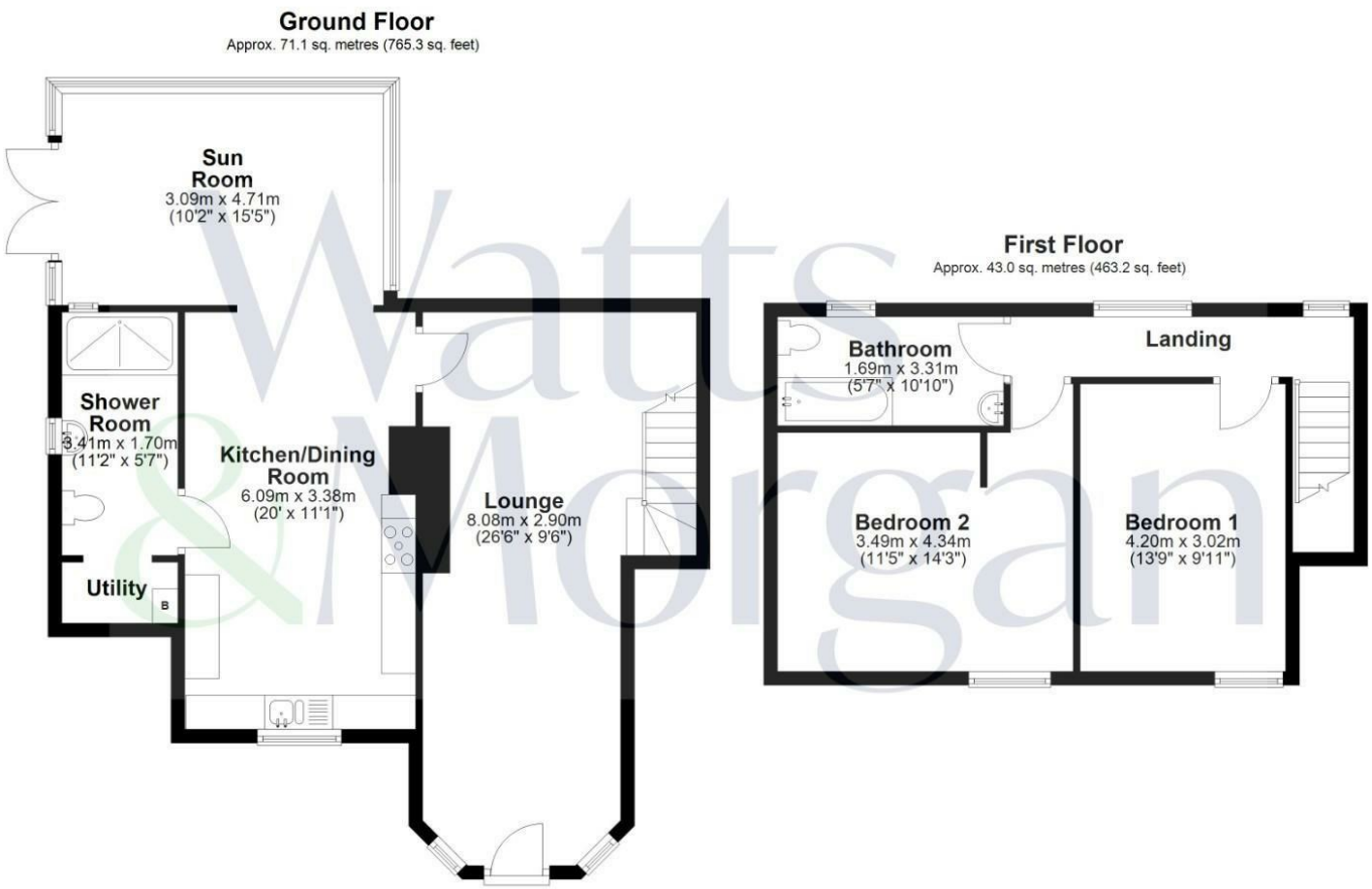
From the gated driveway and through a long lawned garden sits Woodland Cottage, tucked away in Croft Lane enjoying a generous sheltered plot.

The porch area leads directly into the large lounge with traditional features to include stone fire surround with original chimney (currently capped off but could be re-instated). An exposed open-staircase leads directly to the first floor.

From here a door connects into the kitchen-dining room which has been opened up and includes a uPVC constructed sun-room. There is access from here to the rear courtyard. The kitchen itself enjoys an outlook over the front and has been fitted with a range of shaker-style pine wall and base units with display cabinets and complementary work surfaces. The large freestanding gas cooker is to remain with two ovens, grill and gas hob. There is ample space for freestanding dining furniture.

Adjacent to the kitchen is the ground floor shower room with WC and utility area.

To the first floor there are two very generous double bedrooms, and share use of the 3-piece family bathroom.



Total area: approx. 114.1 sq. metres (1228.5 sq. feet)

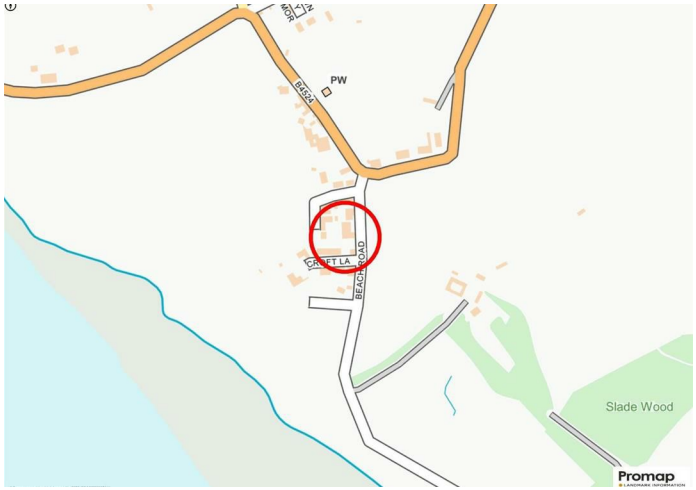
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

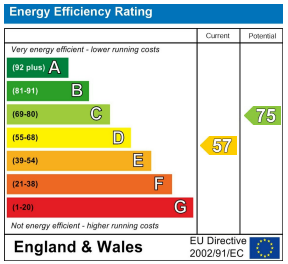
GARDENS AND GROUNDS

An electrically-operated timber gated opens onto the driveway for Woodland Cottage and provides off-road parking for several vehicles. An additional pedestrian gate leads through to a n enclosed lawned front garden, with small pond and chippings area with path to the main entrance doorway. This large frontage is south-facing and will enjoy the sun throughout the day. To the rear of the property is a stepped paved area and additional storage space, with access onto the lane leading to 'The Fields'. The property is a short stroll to the principal road running through Southerndown and down to the beach and coastal path.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band E. Leased solar panels to the south-facing aspect.





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