



## Hillside

The Tumble, St Nicholas, Vale of Glamorgan, CF5 6SA

**WATTS & MORGAN** 160 YEARS







## Hillside

The Tumble, St Nicholas,  
Vale of Glamorgan, CF5 6SA

---

£895,000 Freehold

### 3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

In a unique location with quite amazing panoramic views over western Cardiff, this handsome, Edwardian double fronted home has been modernised and significantly extended in more recent years. Spacious family accommodation includes: lounge, sitting room, family room, kitchen opening to dining area. Also utility room and WC. To the first floor: master bedroom suite with dressing room and en-suite; second, en-suite bedroom; third bedroom and bathroom. Detached, two storey home office building. Also one bedroom annex. Gardens and grounds; ample parking and car port.

---

#### Directions

Approaching from Cardiff, take the A48 from Culverhouse cross in a westerly direction towards St Nicholas and Cowbridge. The driveway entrance to Hillside will be to your left, halfway up The Tumble, before you reach the Marigold restaurant.

- Cardiff City Centre 4.9 miles
  - Cowbridge 7.6 miles
  - M4 (J33) 3.9 miles
- 

Your local office: Cowbridge

T 01446 773500

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







## Summary of Accommodation

---

### ABOUT THE PROPERTY

- \* A handsome, double fronted Edwardian home built around 1907.
- \* Significantly modernised and extended in more recent years and now offering a contemporary family home with an annexe and additional, two storey home office
- \* Ground floor, central entrance hallway with period tiled flooring.
- \* Lounge with shuttered, bay window to front elevation and wood burning stove.
- \* Second, sitting room also with shuttered, bay window to front and wood burner and bi-folding doors linking through to a family room.
- \* Kitchen and dining area located to the rear of the property offering a generous space with a particularly good range of bespoke fitted units.
- \* A range cooker and an American style fridge/freezer are to remain; there is ample room for a family size dining table.
- \* Also ground floor utility room with space and plumbing for washing machine and doakroom off.
- \* Landing area with doors to all three bedrooms and to family bathroom. A fixed staircase leads to the attic space.
- \* Master bedroom suite with shuttered, bay window to the front elevation and an open, square arch to a dressing room with a comprehensive range of fitted wardrobes, drawers and storage.
- \* Beyond this is an en-suite bath/shower room.
- \* Second, en-suite guest bedroom with its own en-suite shower- and bathroom.
- \* Third double bedroom to the front of the property with shuttered bay window and from which there are panoramic views over western Cardiff.
- \* The central landing area opens to a balcony positioned to the centre of the house and from which there are quite stunning views over western Cardiff.
- \* Considerable attic space accessible from the first floor landing via a fixed staircase.

---

### GARDENS AND GROUNDS

- \* Extensive, gardens and grounds including generous ample parking provision.
- \* A timber car port/garage space is included.
- \* Adjacent to the garage is a timber gym/summer house currently used as a home gym.

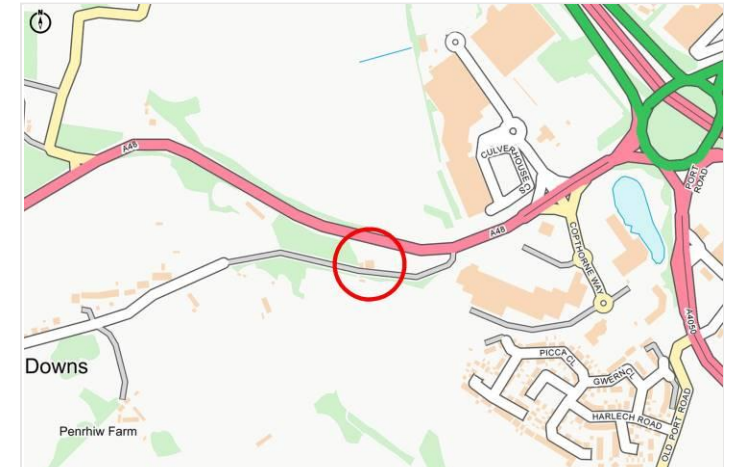
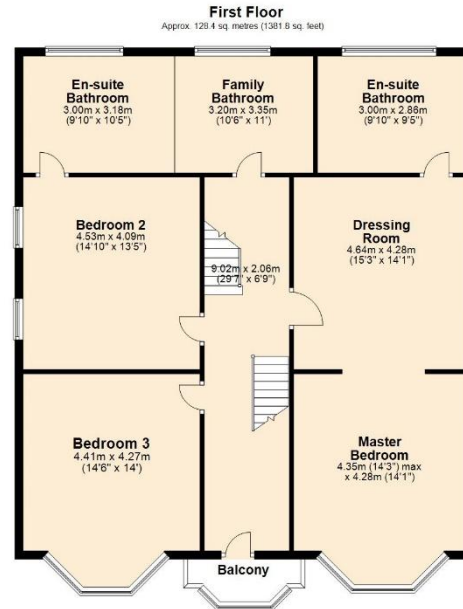
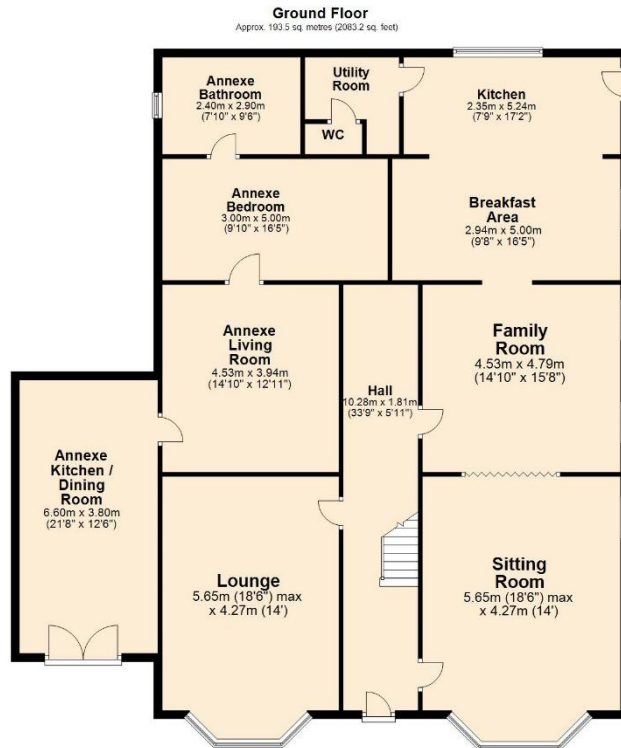
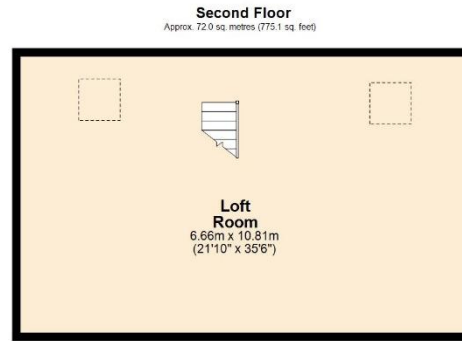
---

### TENURE AND SERVICES

Freehold. Mains electric, gas and water connect to the property and annexe. Electric heating to outbuilding. Cesspit drainage.

## ANNEXE

- \* A one bedroom, ground floor annex adjoining and being incorporated into Hillside
- \* A stunning kitchen/dining space with contemporary fitted units and solid wooden work tops. Electric oven, hob and fully integrated fridge, freezer and washer-dryer all to remain.
- \* Located off this kitchen-dining space is a living room; a bedroom with fitted wardrobes; and an en-suite bathroom.



Total area: approx. 476.2 sq. metres (5125.4 sq. feet)

Plan produced by Watts & Morgan LLP  
Plan produced using PlanItPro

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & 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.







## OUTBUILDING / HOME OFFICE

\* A two-storey home office space offering much potential for home working, for business uses or further ancillary accommodation (subject to any appropriate consents).

\* Ground floor with open plan office space, storage area, kitchenette and cloakroom.

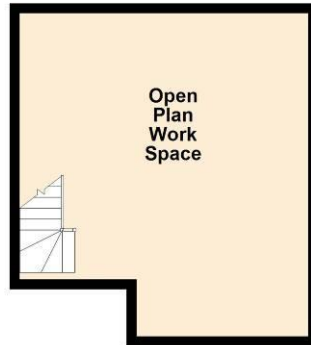
\* Also conservatory space accessed via sliding doors

\* To the first floor is a single, large open plan room open to the pitch of the roof.

**Outbuilding, Ground Floor**  
Approx. 46.4 sq. metres (499.9 sq. feet)



**Outbuilding, First Floor**  
Approx. 35.8 sq. metres (385.5 sq. feet)







**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

