



The Link, South Terrace  
Southerndown, CF32 0RN





# The Link, South Terrace

## Southerndown, Vale Of Glamorgan, CF32 0RN

£580,000 Freehold

**5 Bedrooms : 3 Bathrooms : 2 Reception Rooms**

Watts & Morgan are pleased to offer a rare opportunity to acquire a Grade II Listed Victorian 5 bedroom semi-detached property situated within the coastal village of Southerndown. Retaining many original features and offering close proximity to Bridgend & Cowbridge town centres, local amenities and reputable schools. The accommodation enjoys partial sea views & comprises; entrance lobby & hall, lounge, dining room, kitchen/breakfast room, utility, study & shower room. First floor landing, master bedroom with dressing area, three further bedrooms, family bathroom and a second floor bedroom with en-suite shower room. Externally the property benefits from substantial front and rear manicured gardens, stone sheds and a detached double garage with rear lane access.

- Bridgend Town Centre 5.1 miles
- Cardiff City Centre 24.2 miles
- M4 (J36) 7.3 miles

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Accessed via a partially glazed Victorian style composite door with fanlight above into entrance hallway with Parquet flooring, a carpeted staircase, uPVC window to the rear elevation and a built-in cloaks cupboard.

Dining room is a versatile reception room featuring a 'Corian' cast iron fireplace with marble surround and slate hearth, an alcove with original low level cupboard, sash window to the front elevation featuring original shutters and Parquet flooring.

Living room is a spacious reception room with dual sash windows to the front elevation featuring original shutters, carpeted flooring and a central fire place with inset multi-fuel burner and alcoves to either side.

Study is a compact reception/storage room with sash window to the front elevation, Parquet flooring and built-in bookshelves.

The ground floor shower room has been fitted with a low level WC, sink inset within vanity unit and a shower cubicle with dual shower. Further features; hardwood windows to the side and rear elevation and ceramic tiled flooring.

The kitchen breakfast room has been fitted with Farmhouse Style oak low level units with roll top wooden work surfaces. Appliances to remain include; freestanding 'Range Master' electric oven with 6-ring gas hob above, a 'Belfast' sink, built-in pantry cupboard, slate flooring and uPVC and hardwood windows to the side and rear elevations. The kitchen offers a ample dining space with a multi-fuel stove and built-in cupboards adjacent.

The utility features continuation of base units with laminate wood-effect work surfaces. Plumbing is available for two appliances, hardwood windows to the rear elevation, slate flooring, hardwood stable door and a 'Potterton' boiler is housed within a cupboard.



### FIRST FLOOR

The first floor landing features a split staircase offering carpeted flooring, a Velux window and a loft hatch giving access to the loft space.

The master bedroom is a spacious double bedroom featuring bamboo flooring, a sash window to the front elevation enjoying sea views, a built-in cupboard and dressing area with carpeted flooring, built-in wardrobes and overhead storage cupboards.

Bedroom two is a spacious double bedroom with sash window to the front elevation enjoying sea views and carpeted flooring.

Bedroom three is a further double bedroom enjoying carpeted flooring, a window to the rear elevation and a built-in cupboard housing the hot water cylinder.

Bedroom four is a comfortable single bedroom - currently utilised as a home office - with carpeted flooring and a uPVC glazed door leads out onto a balcony offering views across Dunraven Bay and the rolling countryside.

The family bathroom features a 'Heritage' 3-piece white suite comprising; low level WC, pedestal sink and panelled bath with electric shower over. Further features include; a uPVC obscure window to the side elevation and laminate flooring.

A carpeted staircase leads to the fifth bedroom which is a further double bedroom offering carpet flooring, uPVC windows to the rear elevation and built-in wardrobes. Leading into a contemporary en-suite shower room comprising; shower cubicle, wash hand basin set within vanity unit, WC, marble tiles and uPVC obscure window to the side elevation.



**GARDENS & GROUNDS**

The Links is situated within a sizeable plot of manicured gardens. To the front of the property lies a lawned garden with mature flower borders and a raised decked seating area overlooking an established pond. Steps lead up onto a raised flagstone patio area which extends to the rear garden. On offer to the rear, are stone-built coal storage sheds, lawned gardens and a large vegetable patch with greenhouse and hard standing. Steps lead up into a double detached garage featuring an electric roller shutter door, power supply and a uPVC window. The garage can be accessed via the rear lane and offers a gravelled parking area in front.

**SERVICES & TENURE**

All mains services connected. Freehold.



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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