



3a Broadway

Cowbridge CF71 7ER

Price £385,000

HARRIS & BIRT



A modern two bedroom semi-detached residence situated within close proximity to the market town of Cowbridge and all it has to offer. Broadway is a popular spot on the eastern side of the town and within easy walking distance to both Y Bont Faen and Ysgol Iolo Morganwg primary schools, Cowbridge Comprehensive School and the town centre with its excellent facilities. The recently renovated property is a perfect turn key property.

Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with local facilities including schooling of excellent reputation for all ages, a wide a shops, health centre, sporting and recreational facilities. The Heritage Coastline is just a few miles to the south. The good local road network including the A48 and M4 brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc.

## Accommodation

### First Floor

#### Entrance Porch

Entered via UPVC front door into entrance porch. Tiled floor. Skimmed walls and ceiling. Pendant ceiling light. Access to storage cupboard housing boiler.

#### Kitchen 12'2" x 9'2" (3.71m x 2.79m)

Fitted kitchen with features to include range of wall and base units. Laminate worksurface. 1.5 sink bowl and drainer with mixer tap. Tiled splash back. Four ring gas hob with electric oven under. Cooker hood above. Breakfast bar. Dishwasher behind matching decor panel. Fridge and freezer behind matching decor panel. UPVC window to front. Ceiling spotlights. Skimmed walls and ceiling. Radiator.

#### Living / Dining Room 12'2" x 13'1" / 9'1" x 11'1" (3.71m x 3.99m / 2.77m x 3.38m)

UPVC window to rear. UPVC sliding doors through to conservatory. Tiled floor. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Radiator.

#### Sun Room 12'9" x 7'8" (3.89m x 2.34m)

Surround by UPVC double glazed windows with PVC roof. Ceiling spotlights. Tiled floor.

#### Utility

Good storage space. Plumbing for washing machine. Laminate floor. Skimmed walls and ceiling. Ceiling spotlights.

#### WC

Two piece suite in white comprising low level WC. Wash hand basin with hot and cold taps. Tiled floor. Skimmed walls and ceiling. Pendant ceiling light. Heated towel rail. UPVC window.

### First Floor

#### Master Bedroom One 12'4 x 12'1 (3.76m x 3.68m)

Laminate flooring, skimmed walls, skimmed ceiling, pendant ceiling lighting. UPVC window to the front. Radiator.

#### Master En suite 8'1 x 5'9 (2.46m x 1.75m)

Tiled flooring. Fully tiled walls. Skimmed ceiling. Pendant ceiling lighting. Three piece suite in white; comprised of low level w/c, pedestal wash hand basin and tiled panel bath.

#### Bedroom Two 9'9 x 11'11 (2.97m x 3.63m)

Laminate flooring, skimmed walls, skimmed ceiling, pendant ceiling lighting. UPVC window to the rear. Radiator.

#### Family Bathroom 8'1 x 8'5 (2.46m x 2.57m)

Tiled flooring. Fully tiled walls. Skimmed ceiling. Pendant ceiling lighting. Three piece suite in white; comprised of low level w/c, pedestal wash hand basin and tiled panel bath.

#### Outside

To the front of the property is off road parking area laid to red brick paviour. Wood panelled fencing with pedestrian gate leading to private courtyard which raps around the side of the property leading to the Sun room.

#### Services

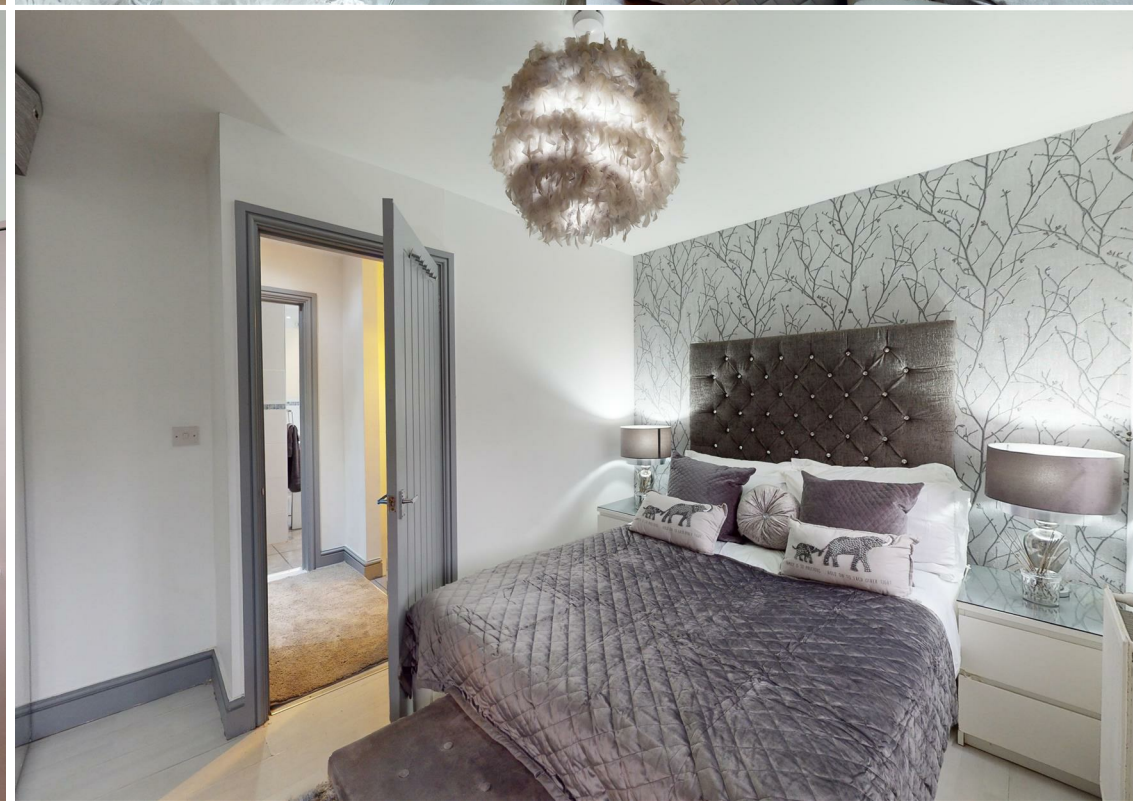
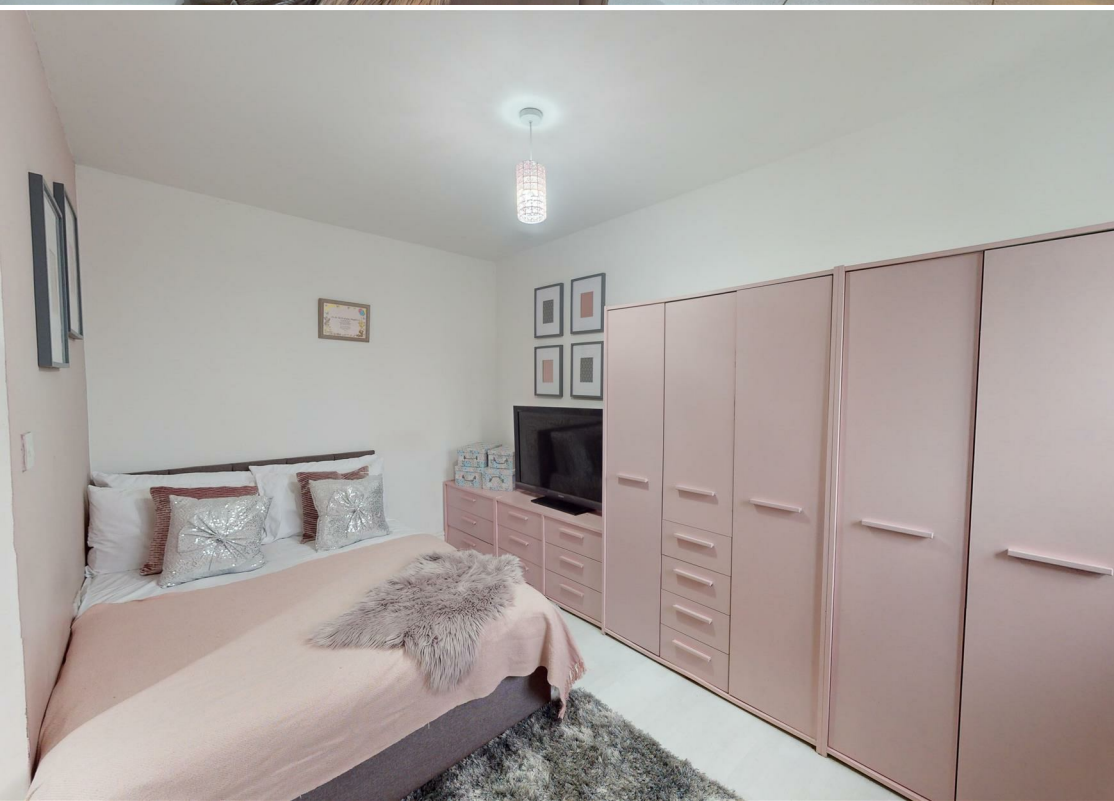
The property is serviced by mains gas, electricity, water and drainage.

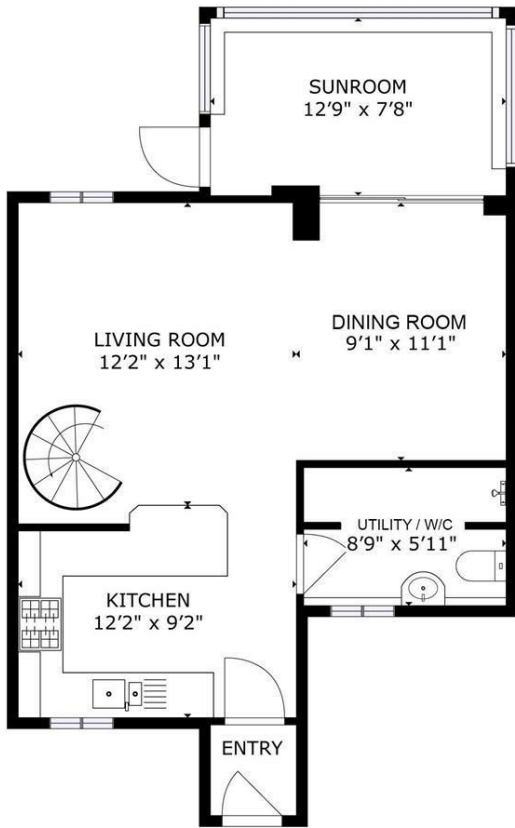
#### Directions

From our offices at 67 High Street Cowbridge, travel east down the High Street onto Eastgate. At the traffic lights turn right onto St Athan Rd then immediate right onto Broadway. The property is situated along Broadway on the left hand side just before the school.

From the A48 and Cardiff, follow signs into Cowbridge and turn left at the traffic lights onto St Athan Rd following the directions above.







GROSS INTERNAL AREA  
TOTAL: 538 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 374 sq.ft.  
TOTAL: 374 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>85</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

