



# hrt

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

102 Broadway  
Llanblethian, Cowbridge,  
The Vale Of Glamorgan,  
CF71 7EY



102 Broadway

Offers in Excess of  
£650,000

Three bedroom detached house in need of general modernisation standing in a mature plot extending to approximately 0.34 of an acre. Highly sought after semi-rural location within walking distance of Cowbridge. Potential to extend (subject to planning permission).

Three bedroom detached house with huge potential to improve and extend

Entrance hallway and cloakroom, large living room with elevated views, separate dining room, kitchen and conservatory

Large principle bedroom, two further double bedrooms and bathroom

Parking and single garage

Lawned front and rear gardens with mature shrubbery and trees extending to approx 0.34 of an acre

Stunning location with elevated rural views

Walking access to Cowbridge









Three bedroom detached house in need of general modernisation standing in a mature plot extending to approximately 0.34 of an acre. Highly sought after semi-rural location within walking distance of Cowbridge. Potential to extend (subject to planning permission).

Covered entrance with glazed door and side screen to HALLWAY, half turn staircase to first floor with understairs cupboard, further storage cupboard. CLOAKROOM, coloured low level WC and pedestal wash hand basin, frosted double glazed window to rear. Glazed door and side screen to LIVING ROOM, original parquet block floor, Upvc double

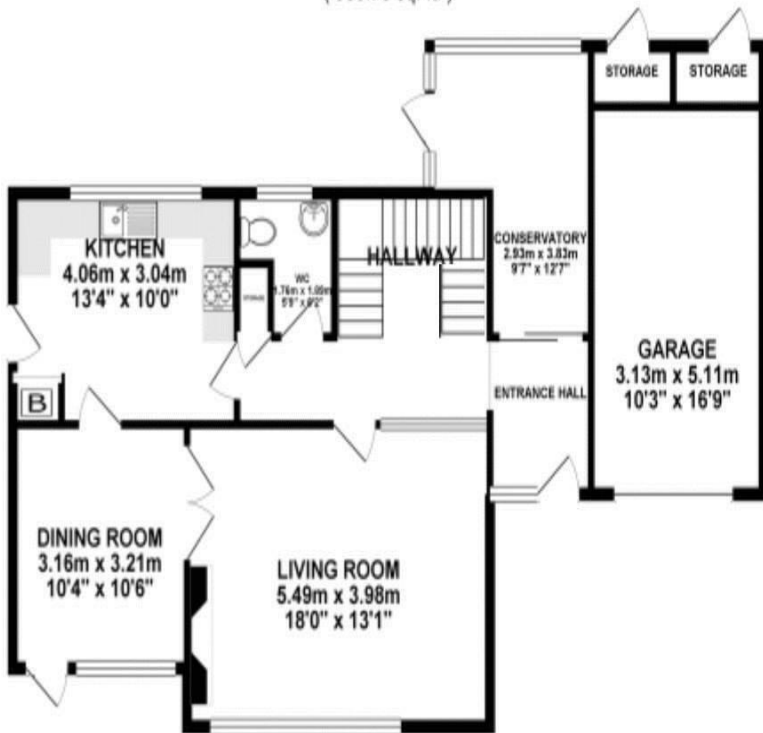
glazed picture window to front garden with rural view beyond. Working fireplace inset in a feature stone wall with quarry tiled hearth. Double doors to DINING ROOM, matching parquet floor, stone finish to one wall, original window and door to front patio. CONSERVATORY, tiled floor, double glazed windows and door giving access to the extensive rear gardens. KITCHEN, range of fitted base and wall cupboards with roll top work surfaces, stainless steel sink and double drainer, spaces for cooker, washing machine and fridge,

modern wall mounted 'Ideal Logic' mains gas central heating boiler.

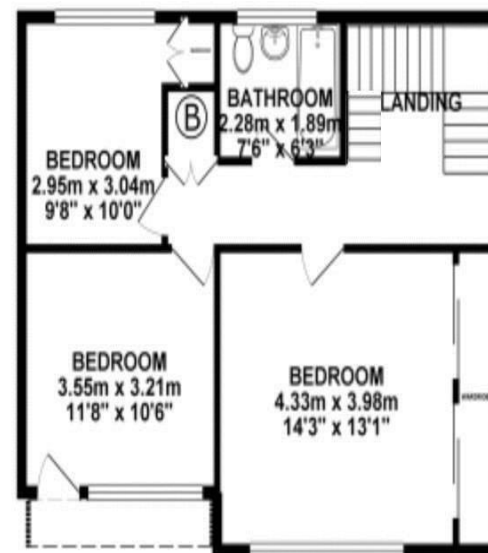
Staircase to galleried LANDING, glazed door to flat roof over garage (a natural link for an extension), loft hatch and airing cupboard containing foam lagged tank with immersion. Large PRINCIPLE BEDROOM with double glazed picture window enjoying elevated South facing countryside views, bank of three built-in double wardrobes. BEDROOM TWO, a double room with window and door to small front balcony. BEDROOM THREE, built-in double wardrobe and aspect to rear garden. BATHROOM coloured suite including cast iron bath with shower over, pedestal basin and low level WC, frosted window.

A beautiful location with elevated views to open countryside yet within walking distance of Cowbridge Centre and amenities. Driveway rises to the front of the house where there is parking and access to a single GARAGE of single skin construction with up and over door. Lawned front garden with mature trees, shrubbery and front patio. Access from both sides of the house lead to the rear garden which is large and mature, laid principally to lawn with paved sitting area, trees, shrubbery and Spring flowers. This unusually generous plot extends to approximately 0.34 of an acre, allowing considerable potential for extension (subject to planning).

GROUND FLOOR 89.72 sq. m.  
( 965.70 sq. ft. )



1ST FLOOR 58.04 sq. m.  
( 624.78 sq. ft. )



TOTAL FLOOR AREA: 147.76 sq. m. ( 1590.47 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Hectopix ©2023





## Directions

From our Cowbridge offices travel in an easterly direction, up the high street and at the traffic lights at the top of the town, turn right and right again onto the "Broadway". Follow this road, passing the Primary School and bearing left down the hill where No. 102 can be found on your right hand side.

What3words: skater.mint.ounce

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band H

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



