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10 The Broadboard
Cowbridge, The Vale Of
Glamorgan, CF71 7DB

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Asking price **£515,000**

Four bedroom detached family house, exceptionally well located in a quiet cul-de-sac position with direct views to the playing fields behind and within a short level walk of Cowbridge high Street and amenities.

Detached four bedroom family house in an excellent location

Entrance hall and cloakroom, living room, dining room and study and fitted kitchen

Four first floor bedrooms and bathroom

Lawned front garden, driveway and garage

Paved and lawned rear garden with attractive aspect over playing fields to rear

Quiet cul-de-sac position

Exceptionally convenient access to Cowbridge centre and amenities





Four bedroom detached family house, exceptionally well located in a quiet cul-de-sac position with direct views to the playing fields behind and within a short level walk of Cowbridge high Street and amenities.

Upvc double glazed entrance door and side panel to HALLWAY, parquet floor and staircase to first floor. CLOAKROOM white low level WC and wash hand basin with vanity cupboard, tile effect vinyl floor and frosted window. Glazed entry door from hallway to LIVING ROOM, full length Upvc double glazed windows to front elevation, recessed wood

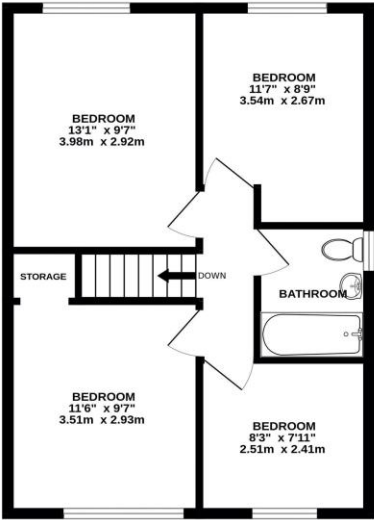
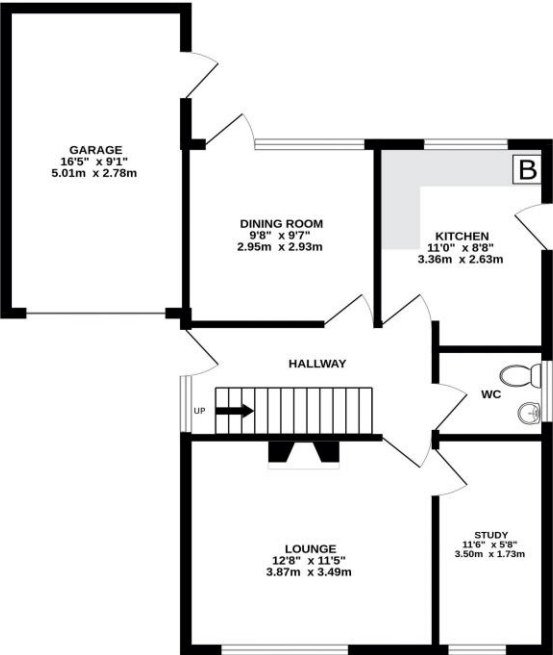
burning fire on a slate hearth. STUDY, high level double glazed window. Separate DINING ROOM, parquet floor, pendant ceiling light, double glazed window and door to rear garden with attractive view to the cricket and rugby pitches beyond. KITCHEN, range of cottage style base and wall cupboards, grey worktops with inset porcelain sink, wall-mounted mains gas Baxi combination boiler, free standing slot-in cooking range to remain, spaces for washing machine and fridge freezer, window to rear and door to side leading to COVERED AREA, polycarbonate roof and doors to front and rear.

LANDING loft hatch and doors to BEDROOM ONE, a double room with free standing wardrobes and view to rear garden. Double BEDROOM TWO with aspect to front, free standing wardrobes to remain and recessed shelved cupboard. BEDROOM THREE, a further double with wardrobe recess and double glazed window to rear with attractive views. BEDROOM FOUR, currently a music room, fitted wall shelving and window to front elevation. BATHROOM, white suite including P shaped bath with shower and shower screen over, pedestal basin with tiled splashback and low level WC, frosted window and chrome heated towel rail.

Lawned front garden with flower and shrub beds, driveway providing parking and access to single GARAGE with single up and over door, light and power, connecting door to rear garden. Rear garden with patio and lawn with raised beds with further paved and further paved sitting area to bottom of the garden.

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) 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.

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Directions

From our Cowbridge office travel in a Westerly direction, up the High Street turning right towards the leisure centre and then left into The Broadboard where No.10 lies on your right hand side.

What3words: dash.ended.searching

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band G

EPC Rating

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

Viewing strictly by appointment through Herbert R Thomas

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