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Highways

59 Broadway
Llanblethian,
Cowbridge
The Vale Of Glamorgan
CF71 7EX

Highways

Asking price **£650,000**

Detached four bedroom 1950s built house in need of modernisation but offering enormous potential, well-located on a popular road with easy walking access to Cowbridge town centre and amenities.

Traditional detached four bedroom house in a highly regarded location.

Entrance porch and hallway, living room, dining room, breakfast room and conservatory, modern fitted kitchen and ground floor cloakroom/ WC

Landing and four first floor bedrooms, family bathroom with bath and shower.

Legnthly driveway and garage, front and rear lawned gardens.

In need of modernisation but huge potential.

Walking access of Cowbridge High Street, schools and general amenities.





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Part glazed entrance door to PORCHWAY tiled floor and small paned glazed double doors to HALLWAY, half turn staircase to first floor, original herringbone pattern oak floor. CLOAKROOM, white Roca low level WC and wash hand basin with vanity cupboard, space and plumbing for washing machine, frosted double glazed window and heated towel rail. LIVING ROOM, matching block flooring, gas fire with timber surround and recessed display shelving, double glazed window to front garden and French door to rear conservatory. Front DINING ROOM (or sitting room) with oak block floor, original brick tiled fireplace and double glazed window to front elevation. Rear CONSERVATORY with glazed windows and French doors, pitched glazed roof over, ceramic tiled floor, open plan to breakfast room with quarry tiled floor. Kitchen, range of modern Shaker style base and wall cupboards including glazed display cabinet, marble worktops and inset single bowl sink, cooker and fridge freezer to remain, Ideal Mexico mains gas boiler, quarry tiled floor, double glazed window and door to rear garden.

Half turn staircase to LANDING with double glazed window to front elevation, double storage cupboards and airing cupboard with lagged tank. BEDROOM ONE, double aspect to front and rear, extensive louvre door wardrobes and dressing

table. Double BEDROOM TWO, pendant light and double glazed window to front garden. BEDROOM THREE, with aspect to southerly rear garden. BEDROOM FOUR, a small single room which has been used as a study with fitted cupboards and aspect to rear. BATHROOM, heritage suite including panelled bath, low level WC, wash hand basin with vanity cupboard and quadrant shaped shower cubicle with electric shower attachment, heated towel rail and frosted windows to side and rear.

A long gravelled driveway provides parking and extends to a detached rear GARAGE with timber double doors, light and power. The rear garden has a Southerly aspect with paved sitting area and steps up on to the main lawn which is flanked by mixed shrubbery and mature trees. Timber framed SUMMER HOUSE and TOOL STORE.





Directions

From our Cowbridge office, travel in an easterly direction up the High Street to the traffic lights. Turn right at the traffic lights and immediately right at The Broadway. Follow this road for approximately 600-800 yards where No.59 lies on your left hand side before dropping down the hill into Llanblethian village.

What3words: encoder.strumming.games

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.
Council Tax Band
EPC Rating

Viewing strictly by appointment through
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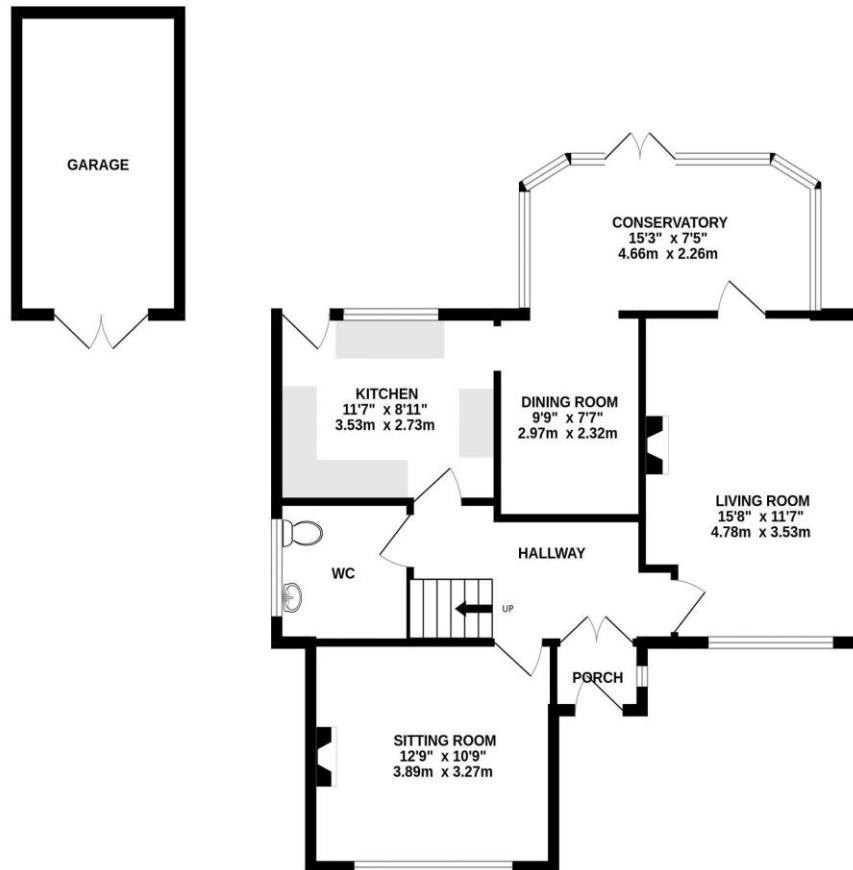


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

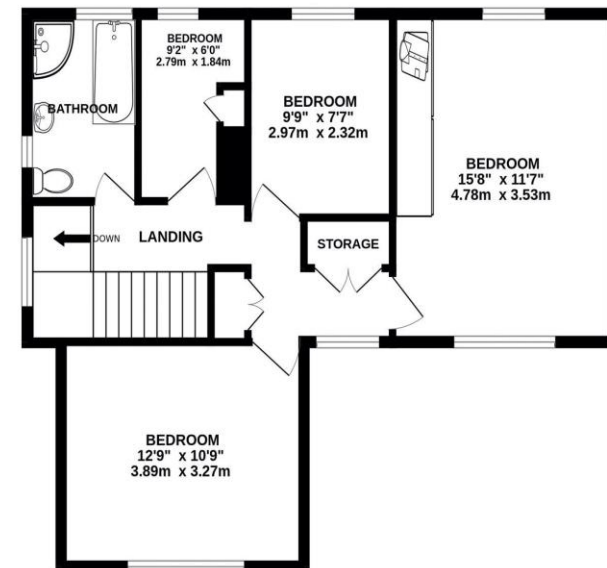
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GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.2 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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