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Broadway Cottage
Cowbridge Road
St. Athan, Barry, The Vale
Of Glamorgan, CF62 4LE

Broadway Cottage Cowbridge Road

Asking price **£449,000**

A deceptively spacious, extended 5 bedroom Cottage we great potential to enhance and reconfigure. Occupying a large ribbon plot with a run of outbuildings, directly adjoining local farmland.

Deceptively spacious accommodation

Original cottage building with historic individually built extension

Sat on a ribbon plot of approx. 1/3 acre

Outbuilding include a double garage, multiple sheds and a stable block.

Directly adjoining local countryside with pleasant views enjoyed

In need of modernisation with great scope to enhance further

Local Village amenities and wider connections to Llantwit Major and Cowbridge close by





Part glazed door open to PORCH connecting into the HALL with wood block flooring, WC to the far end, stair rising to the first floor and further accommodation both sides.

To the right lies a large RECEPTION ROOM, currently used as a bedroom that enjoys a dual aspect with window to the rear and doors opening to the front garden. To the left of the Hall, the accommodation continues into the KITCHEN/BREAKFAST ROOM with a traditionally styled run of kitchen units, access to the boiler and windows overlooking the countryside beyond.

A charming SITTING ROOM with wood block floor is a cosy and welcoming room with stone accented fireplace, window to the side and door connecting to a DINING ROOM with large windows taking in

garden views to the front, split stairs to the first floor and door to CONSERVATORY with pitched corrugated UPVC roof, and French door leading out to the garden.

The first floor accommodation offers 5 bedrooms in total with a large family bathroom and 1/2 ensuite. Ladder access from landing leads to an attic room with Velux window and provides great storage with the possibility to create further accommodation, if required. BEDROOM ONE is a generous double with fitted carpet and large window drawing in plenty of natural light, fitted wardrobes and access to a 1/2 ENSUITE with toilet and WC. There is potential to create a full ensuite, if required.

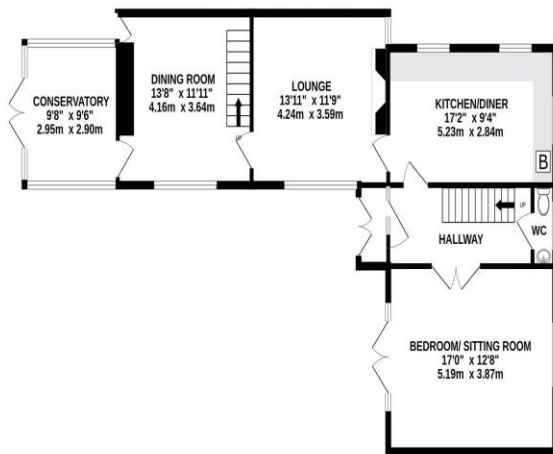
BEDROOM 2 is a double in size with fitted carpet and enjoys pleasant views. BEDROOM 3 is a fair sized single room, with fitted carpet, ceiling

light and countryside views to the rear. A sizeable, predominantly tile FAMILY BATHROOM comprises a four piece suite with semi/sunken bath, separate shower enclosure, WC and sink with large window to the rear taking in the rural setting.

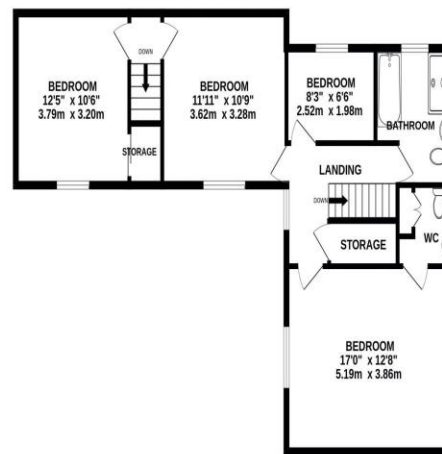
BEDROOMS 4 and 5 form part of the older cottage and are link via bedroom 2 and or off the stairs from the dining room to the ground floor. Both are doubles in size with windows overlooking the gardens, exposed timber floorboards in need of finishing. Potential to create an en-suite or dressing closet is possible to bedroom 5 as there is a separate partitioned room just off.

The gardens and grounds are set in approx 1/3 acre plot. A decorative metal double gate opens to a driveway with DOUBLE GARAGE to the side. Beyond the garden continues with mainly hedge lined, lawned area to out store with stabling and small yard beyond. Forming the formal gardens enjoyed by the house are shaped lawns with access to two store sheds.

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 1679 sq.ft. (156.0 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 offices travel in an Easterly Direction up the High Street to the traffic lights. At the traffic lights turn right onto the St Athan Road. Follow this road for approximately 4 miles until entering St Athan, travel past the MOD St Athan base and directly after to your left hand side 'Broadway Cottage' will be the first property on your right, as indicated by our 'For Sale' board. What3Words: grub.tilt.ideas

Tenure

Freehold

Services

Mains water, electric , gas and drainage
Council Tax Band D
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.

