

# hrt

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Ty Celyn

51 Broadway

Llanblethian

Cowbridge

The Vale Of Glamorgan

CF71 7EX





# Ty Celyn

Asking price **£995,000**

A distinguished family home in a prime location: Step inside this beautifully appointed four double bedroom detached residence, where timeless design meets modern luxury. A seamless open-plan layout, this home offers both sophistication and comfort, all within walking distance of local amenities and highly regarded schools.

Outstanding detached family house in a highly sought after location

Entrance porch and hallway, open-plan to kitchen with island and living room

Separate sitting room, large open-plan dining conservatory, cloak/boot room and utility room

Four double bedrooms, two en-suite shower rooms and family bathroom

Excellent parking, private mature rear garden with southerly aspect combining lawn and paved sitting area with substantial modern pergola

Sought-after location with easy access to local amenities and schools









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**Ground Floor Welcoming Entrance:** Original doorway into porchway with quarry tiled floor and coat space. **Hallway:** Open-plan with a graceful half-turn staircase, understairs storage, and a spacious cloakroom/boot room featuring WC, vanity unit, tiled floor, and ample space for coats and shoes.

**Kitchen & Living Room:** The heart of the home — a fabulous open-plan space with herringbone oak block flooring. The living area boasts part-panelled walls, a Chesney wood-burning fire with carved stone surround, and bi-fold doors opening to the garden. The kitchen showcases Shaker-style cabinetry, polished cream worktops, a large island with breakfast bar, integrated appliances, and a premium Everhot graphite and steel cooking range. Hard-wired, Bluetooth operated speaker system installed to the ground floor.

**Dining/Conservatory:** A light-filled extension with oak flooring, double-glazed windows, and French doors leading to the rear garden.

**Sitting Room:** A separate reception with oak flooring, dual aspect windows, glazed rear door, and an open fireplace with cast iron inset and timber surround.

**Utility/Laundry Room:** Practical yet stylish, with Shaker cupboards, polished white worktops, porcelain double sink, tiled floor, and space for laundry appliances.

**First Floor: Principal Bedroom:** Generous double with recessed lighting, French doors to a Juliette balcony,

wardrobe recesses, and a luxurious en-suite shower room with twin basins, walk-in shower, and heated towel rail.

**Bedroom Two:** Double with rear aspect and private en-suite shower room.

**Bedroom Three:** Pretty double with front aspect.

**Bedroom Four:** Double with dual aspect and fitted cupboard.

**Family Bathroom:** Elegant roll-top claw-foot bath with shower over, pedestal basin, WC, patterned tiled floor, and chrome towel rail.

**Exterior:** Wide gravelled parking area framed by a stone boundary wall.

Gated side access leading to the rear garden.

Porcelain tiled terrace with aluminium pergola with electrically operated sliding roof, complete with lighting and power.

South-facing lawn with mature planting and timber shed.

**Summary:** This exceptional home combines luxury finishes, versatile living spaces, and a delightful open-plan flow. With a private south-facing garden and easy walking access to High Street amenities and schools, it offers the perfect blend of convenience and elegance.







## Directions

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights, turn right onto the St Athan road and immediately right again onto Broadway. Follow this road for a short distance, pass the primary school on your right before reaching Ty Celyn on your left.

What3words: quicker.pacifist.suave

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band G

EPC Rating D

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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

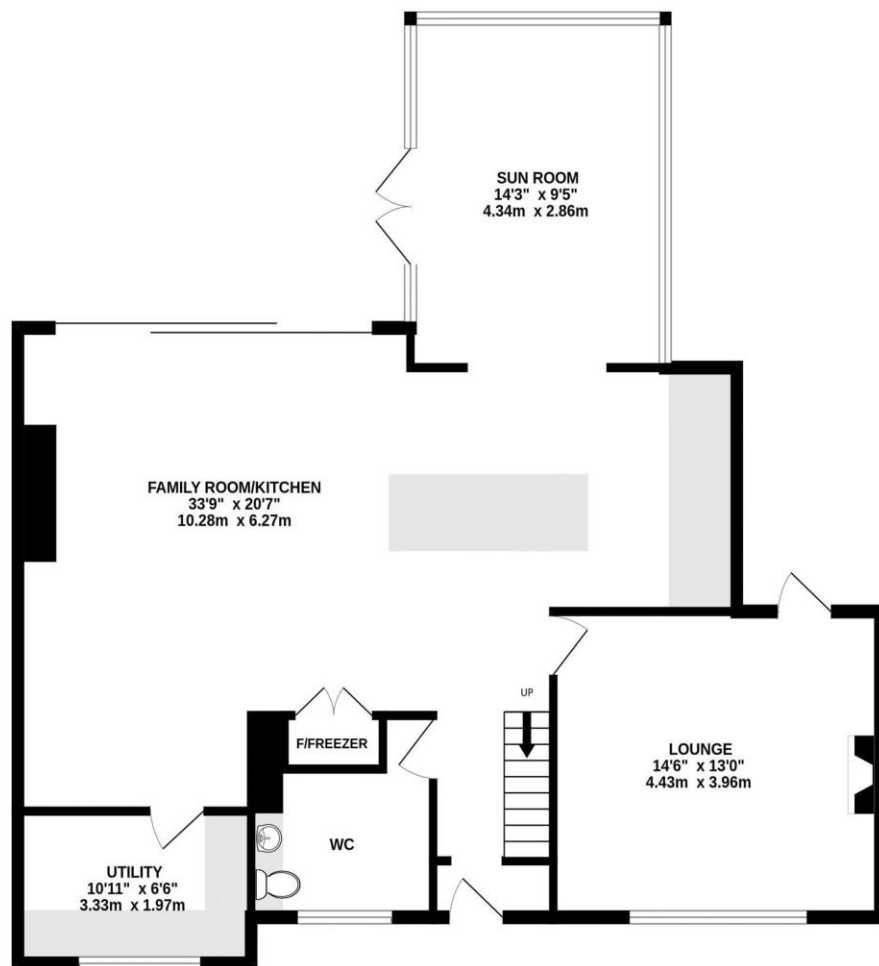
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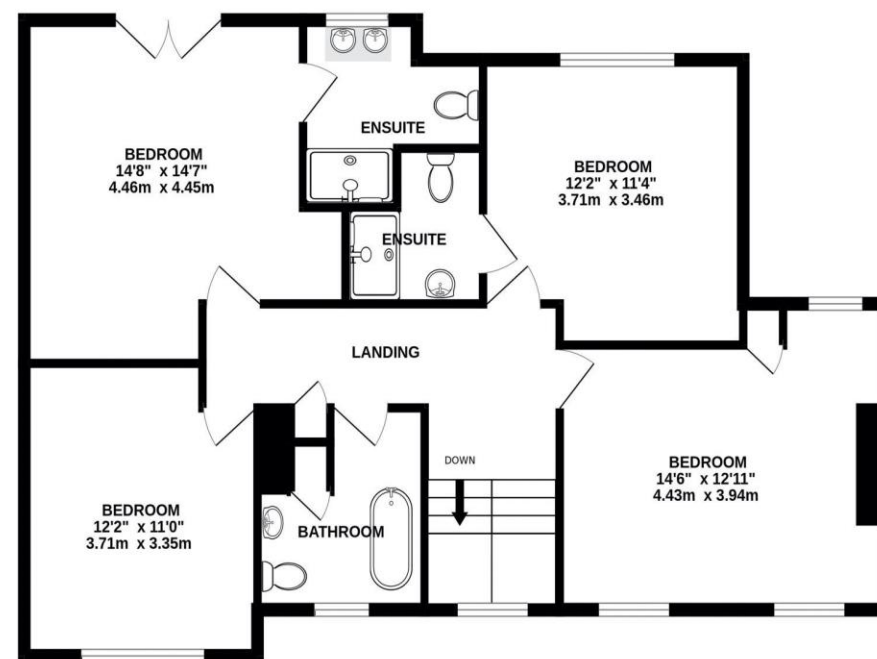




GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 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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