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28 The Broad Shoard  
Cowbridge, The Vale Of  
Glamorgan, CF71 7DB

## 28 The Broad Shoard

Guide Price £465,000

Detached 4 bedroom family house in need of some modernisation, ideally located on a popular cul-de-sac with easy level walking access to Cowbridge Town Centre.

Detached 4 bedroom house in excellent location

Entrance hall and cloakroom, living room, separate dining room and kitchen

4 bedrooms and shower room

Driveway and garage

Lawned front and rear gardens

Some modernisation required

Excellent central location with easy access to town centre amenities





Modern detached four bedroom family house in a quiet cul-de-sac position benefiting from easy level walking distance to Cowbridge Town Centre and amenities.

Upvc double glazed side entrance door with matching side panel to HALLWAY (13' x 6'4") Quarter turn staircase and door to CLOAKROOM (5'1" x 5'9") White low level WC and corner wash hand basin with vanity cupboard and tiled splashback, wall mounted Worcester mains gas combination boiler. High level frosted double glazed window. Front LIVING ROOM (19'4" x 12') Double glazed bay window and high level window

to roadside elevation, gas fire with marble inset and hearth, carved timber surround and mantle. DINING ROOM (9'8" x 10') Wide double glazed sliding patio doors to rear garden and pendant light. KITCHEN (9'1" x 11'5" max) Timber fronted base and wall cupboards with roll top work surface and stainless steel one and half bowl sink, drainer and mixer tap, integrated ceramic hob and double oven, double glazed window to rear and door to side.

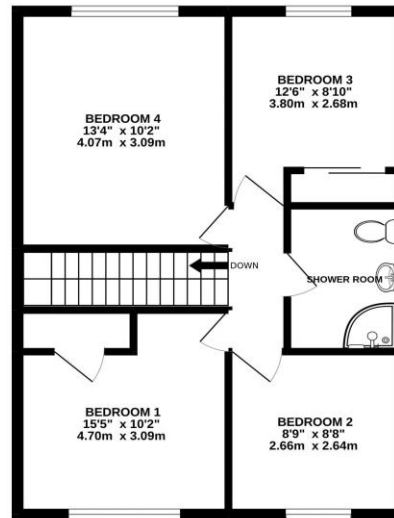
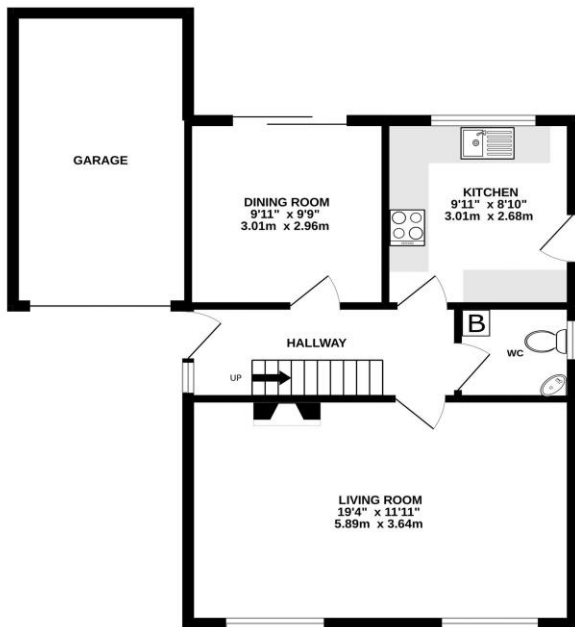
Landing with loft hatch and door to BEDROOM 1 (13'6" x 10'1") Double bedroom with fitted wall lights and double glazed window to rear.

BEDROOM 2 (10' x 8'9") Built in triple wardrobe, double glazed window to rear elevation. BEDROOM 3 (12' x 10'2") Double glazed window to roadside elevation, built in storage cupboard. BEDROOM 4 (8'10" x 8'7") Currently a hobby room with double glazed window to front elevation. SHOWER ROOM (5'9" x 7'7") White low level WC, pedestal wash hand basin and large shower cubicle with glazed entry door and mains shower attachment, chrome heated towel rail and frosted double glazed window.

Lawned front garden with concrete driveway leading to SINGLE GARAGE (16'8" x 9'8") Single up and over door, pedestrian door to rear garden. Rear garden combines a paved sitting area, rear lawn with flower bed, apple and pear espalier trees and aluminum framed greenhouse, outside lighting and water tap.

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.





### Directions

From our Cowbridge office, travel in a Westerly direction up the high street turning right towards the leisure centre and health centre, turning next right into the Broad Shoard, drive towards the end of The Broad Shoard where No.28 lies on the right hand side.

### Tenure

Freehold

### Services

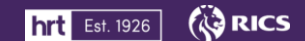
Mains gas, electricity, water and drainage  
 Council Tax Band G  
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	74   c	
55-68	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.

