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Somerville, 21  
Broadway  
Cowbridge, The Vale Of  
Glamorgan, CF71 7ER



Somerville, 21 Broadway

Guide Price £675,000

A four bedroom, two bathroom house situated in an excellent location with great scope to modernise and improve, occupying a large garden plot with gated driveway, garage and good size, level south facing rear garden within short walking distance of Cowbridge town centre.

Well maintained in need of general modernisation with great potential to reconfigure and or extend (subject to relevant permission obtained)

Accommodation spans two floors and comprises an entrance hall, cloaks, WC, kitchen/breakfast room, dining room, sitting room, workshop/hobbies room

Four bedrooms, two bathrooms (each with potential to convert into an en-suite if required), utility/boot room and linked garage

Gated front driveway and garden with south facing rear garden

Well regarded location with great access to Cowbridge Town









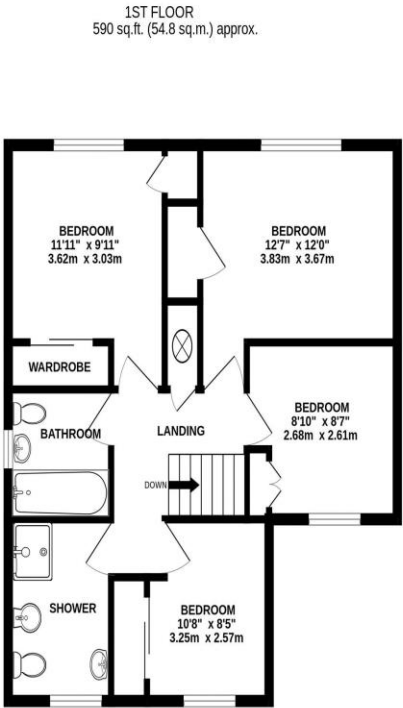
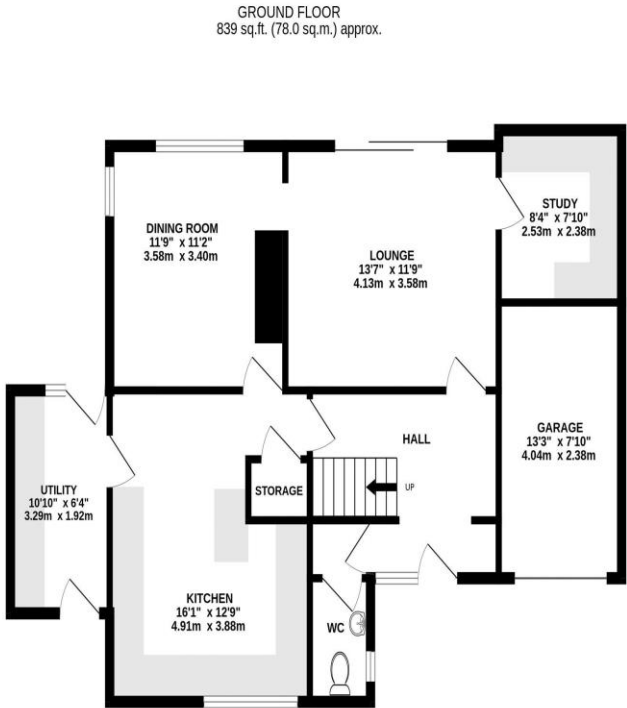
Part glazed timber entrance door opening to welcoming HALLWAY with fitted carpet, pendant lights, built-in shelving with stairs rising to the first floor. Access to CLOAKROOM/WC providing useful coat hanging space, separate door to WC with a fitted hand basin and frosted side window. The accommodation continues to the front of the property where a good size KITCHEN is fitted with a generous amount of wall and base mounted units, a roll top worksurface, inset stainless steel sink, standalone 'Stove' oven/grill, side-by-side fridge/freezer, breakfast bar and additional pantry cupboard. This room has a large window drawing in natural light from the hedge lined garden. Internal doors connect this space to both the DINING ROOM and UTILITY/BOOT ROOM. The utility/boot room is a highly practical room with plumbed

provision for white goods, separate sink, multiple storage units, access to the wall mounted boiler, and doors to the front driveway and rear garden. The rear of the property is south facing and all three reception rooms benefit from this. A central SITTING ROOM offers a feature fireplace with electric insert and glazed doors framing the garden. The bright DINING ROOM, accessed via a connecting door to the kitchen, enjoys the dual aspect to the garden. The final reception room is currently a WORKSHOP/HOBBIES ROOM and would lend itself to a brilliant home office, also with view to the garden and original wooden block flooring.

Upstairs, the accommodation comprises four bedrooms and two bathrooms with an airing cupboard and attic

hatch (with ladder). Bedrooms one and two lie to the rear of the property and are both good size double bedrooms with garden views. BEDROOM ONE has a built-in wardrobe, with decorative panelling. BEDROOM TWO has a built-in cupboard, double wardrobe with sliding doors, panelling to walls, matching bedside tables and a large window to the rear garden. BEDROOMS THREE AND FOUR have frontward facing views with bedroom three benefitting from a double wardrobe and bedroom four benefitting from high-level cupboards over the bed, and a built-in wardrobe. The front facing BATHROOM comprises a four-piece suite with a corner tiled shower enclosure, bidet and WC, a pedestal wash and basin and frosted window to the front. A further BATHROOM is to the middle of the property and is predominantly tiled with a panelled bath and shower attachment, pedestal wash hand basin and WC with frosted window above.

An established hedge lined front garden and gated entrance leads to private parking and garage. A generously sized south facing rear garden with a sizable paved terrace leading onwards to a grass lawn with well established borders and beds to the boundaries with a brick built garden store to remain. The GARAGE is accessible from the front driveway with a manual rollover door, boarded ceiling, electricity and lighting. This is an ideal space for storage or converting into the property (subject to the relevant permissions granted.)



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 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 an easterly direction to the traffic lights. Upon reaching the traffic lights turn right onto St Athan Road and then immediately right again onto Broadway. Follow this road for a short distance where Somerville (No.21) will be to your left as indicated by our 'For Sale' board.

What3words: necklaces.softly.called

## Tenure

Freehold

## Services

Mains Electricity, Gas, Water and Drainage  
Council Tax Band G  
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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