



Bryn Y Fro, 67 Broadway
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7EY

**Watts
& Morgan**

© South Wales Property Photos



Bryn Y Fro, 67 Broadway Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7EY

Guide Price: £2,250,000 - Freehold

5 Bedrooms : 4 Bathrooms : 5 Reception Rooms

A truly exceptional home in the most enviable of locations with significantly extended family accommodation. Enjoying quite stunning southerly views over fields and farmland.

EPC rating: TBC

Directions

From our office in Cowbridge High Street, travel in an easterly direction into Eastgate. At the traffic lights, turn right into St. Athan Road and immediately right again onto Broadway. Continue on this road, passing Ysgol lolo Morganwg and, about 100 yards after the turning in to Windmill Lane, you will find Bryn y Fro to your left, accessed via a gated entrance just before the lane dips down the hill into 'Old Llanblethian'.

- Cardiff City Centre 12.7 miles
- M4 (J35, Pencoed) 7.3 miles

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

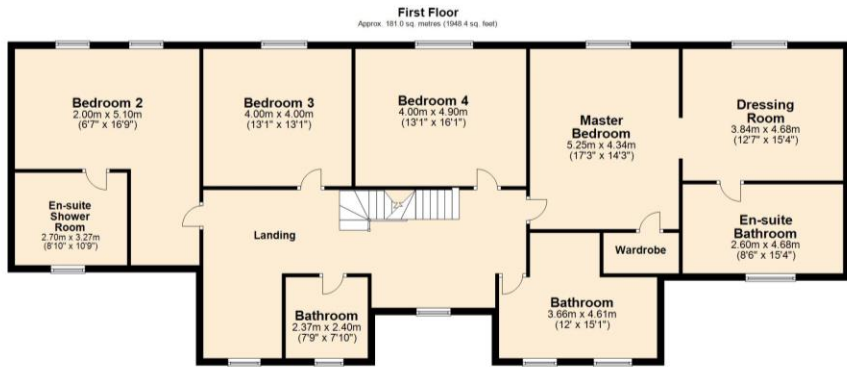
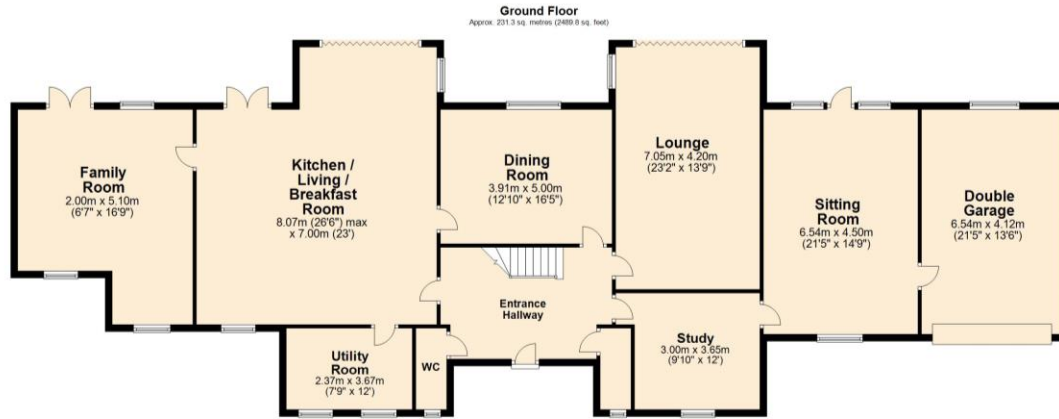
- * A truly exceptional home in the most enviable of locations on the border of Cowbridge and Llanblethian
 - * Enjoying quite stunning, far reaching southerly views over fields and farmland
 - * Significantly extended accommodation offers a great degree of flexibility
 - * Hallway with cloakroom and cloaks cupboard
 - * Five reception rooms of which the principal four look to the south over the rear terrace onto gardens with fields beyond
 - * Contemporary, spacious kitchen-living-dining room with two-oven gas fired Aga and a fine range of workspace and storage
 - * Also adjacent utility room
 - * Master bedroom suite with dressing room and en suite bathroom
 - * Second, en suite guest room
 - * Two further bedrooms and bathrooms, all the bedrooms enjoying the open southerly aspect
 - * Additional attic suite with bedroom and shower room.
-

GARDENS AND GROUNDS

- * Sweeping paved circular driveway and ample parking
 - * Integral garage (approx. max 6.5m x 4.2m) entered via a remote control up and over door.
 - * All gardens to the rear of the property enjoy the southerly aspect
 - * Broad paved terrace overlooked by all the principle reception rooms and accessible from three of them via bi-fold or French doors
 - * Lawn lead to a tennis court
 - * Heated outdoor swimming pool with paved surround
 - * Further paddock area beyond looking out over fields and farmland
-

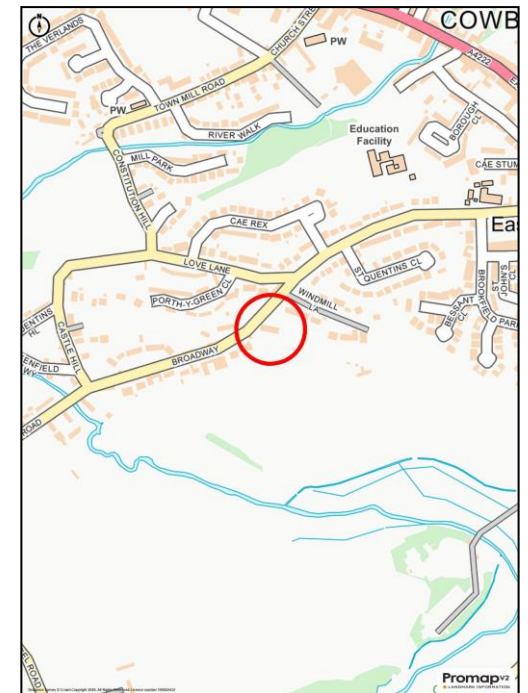
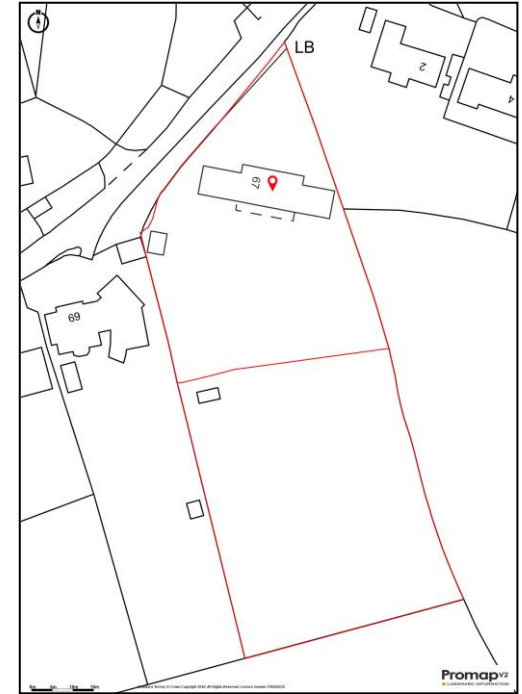
TENURE AND SERVICES

All mains services connect to the property. Gas-fired central heating. Council tax: Band I



Total area: approx. 492.9 sq. metres (5306.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanGip.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Watts & Morgan
© Jonathan Curry Photography