



hrt
herbert r thomas

CELEBRATING 100 YEARS

100

1926-2026

7 The Broadshoard, Cowbridge

£425,000

7 The Broadboard

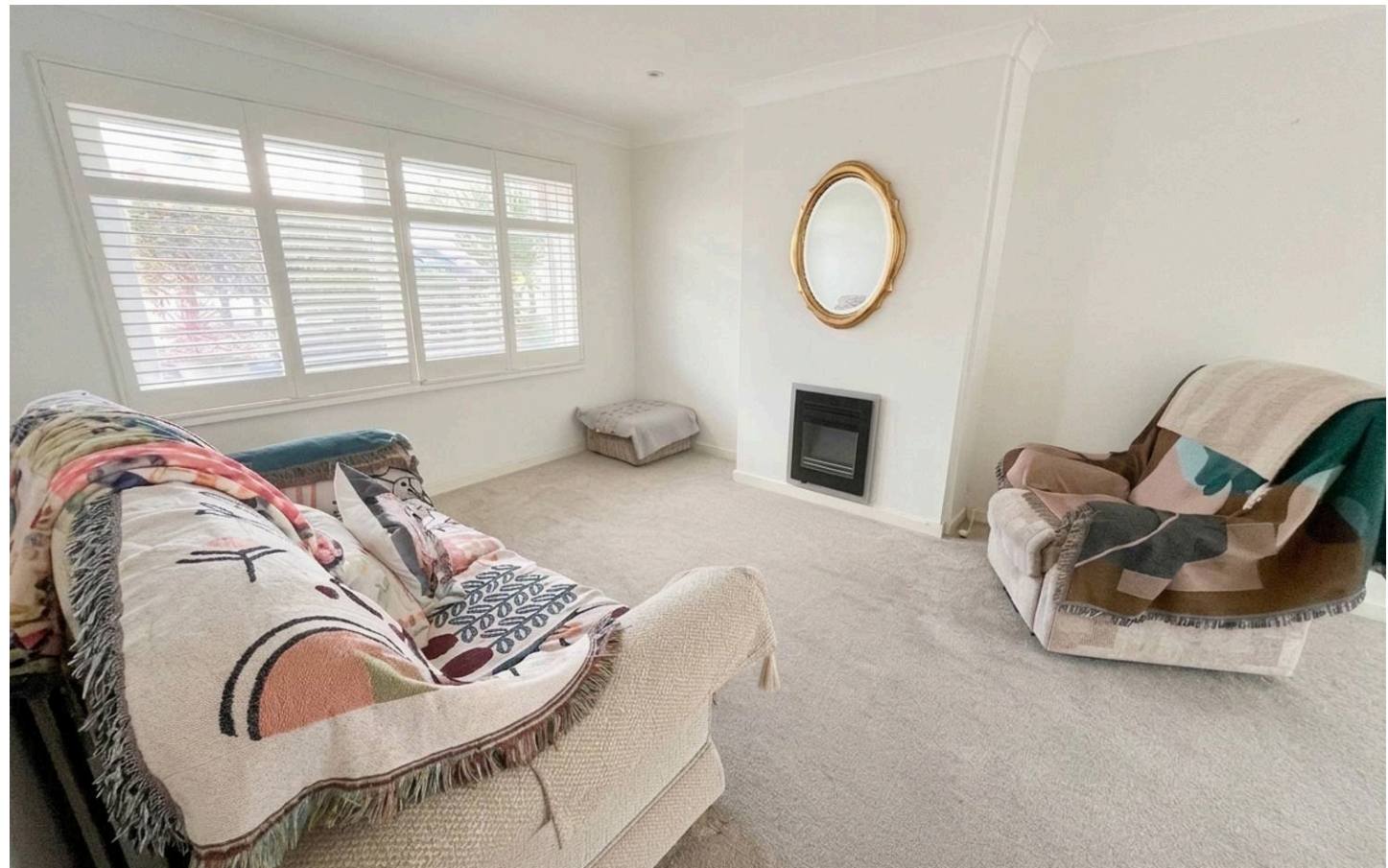
Modern three-bedroom semi-detached house with considerable opportunity to extend in a secluded cul-de-sac position, providing a short, level walk to Cowbridge High Street and its amenities. End plot with additional side garden offering considerable potential to build on.

Council Tax band: E

Tenure: Freehold

- Fabulous central location, three-bedroom semi-detached home with considerable potential to extend.
- Spacious lounge/dining room with attractive electric fire.
- Bright UPVC double glazed conservatory overlooking the rear garden area.
- Modern high-gloss fitted kitchen with integrated appliances.
- Ground floor shower room plus first-floor family bathroom.
- Two generous double bedrooms with extensive fitted storage, and a single third bedroom.
- Planning permission granted to convert the garage into additional living accommodation.
- Large corner-style plot offering excellent extension potential, subject to planning.
- Private, low-maintenance gardens with patio and seating areas.
- Sought-after Cowbridge location, close to shops, cafés, schools, and excellent commuter links.

Directions: From our Cowbridge office, proceed in a westerly direction along the High Street, turning right towards the leisure centre and health centre. Turn first left into Broadboard and left again into a short cul-de-sac, where No. 7 is the last property on the left-hand side. **what3words:** cools.flown.recovery



Modern three-bedroom semi-detached house with considerable opportunity to extend in a secluded cul-de-sac position, providing a short, level walk to Cowbridge High Street and its amenities. End plot with additional side garden offering considerable potential to build on.

UPVC double glazed entrance door with matching side panels to **HALLWAY**. Staircase to first floor. Door to large **LOUNGE/DINING ROOM** room with fitted carpet, electric fire, and double glazed shuttered windows overlooking the private, low-maintenance front garden. French doors from the dining area lead to the **REAR CONSERVATORY** with UPVC double glazed windows and double glazed pitched roof, timber-effect flooring, and French doors to the rear garden.

Modern fitted **KITCHEN** with a range of white high-gloss base, wall and tall cupboards. Quality worktops and ceramic tiling to lower walls and splashbacks. Inset stainless steel sink with mixer tap. Integrated appliances include a single oven, microwave, ceramic hob with extractor, dishwasher, and fridge freezer. Ceramic tiled floor, double glazed window, and door to rear.

Door from hallway to **GROUND FLOOR SHOWER ROOM**. Fully tiled walls and wet room-style floor with shower area and mains shower attachment, wash hand basin with vanity cupboard, and low-level WC. Heated towel rail, frosted double glazed window, and connecting door to the single garage. (we understand planning permission has been granted to convert into an additional reception room or ground floor bedroom.)

Staircase to L-shaped **LANDING** with double glazed window to side elevation, fitted cupboard, loft hatch, and doors to:

BEDROOM ONE, a double room with extensive floor-to-ceiling built-in wardrobes and double glazed window to front elevation. **BEDROOM TWO** is well equipped with extensive bedroom furniture to remain, and double glazed window to rear elevation. **BEDROOM THREE**, a single room with double glazed window to front elevation and recently installed Worcester mains gas central heating boiler.

FAMILY BATHROOM with a white suite comprising low-level WC, wash hand basin with vanity cupboard, and roll-top clawfoot bath. Fully tiled floor and walls, fitted cabinets, heated towel rail, and frosted double glazed window.

Front garden is paved and gravelled for easy maintenance, with a shaped copper beech hedge to the front boundary, stepped pathway to the front door, and brick-paviour driveway providing parking and access to the attached single garage.

GARAGE with electric roller door, light, power, and small sink with running hot and cold water. Double glazed window and door to rear patio area.

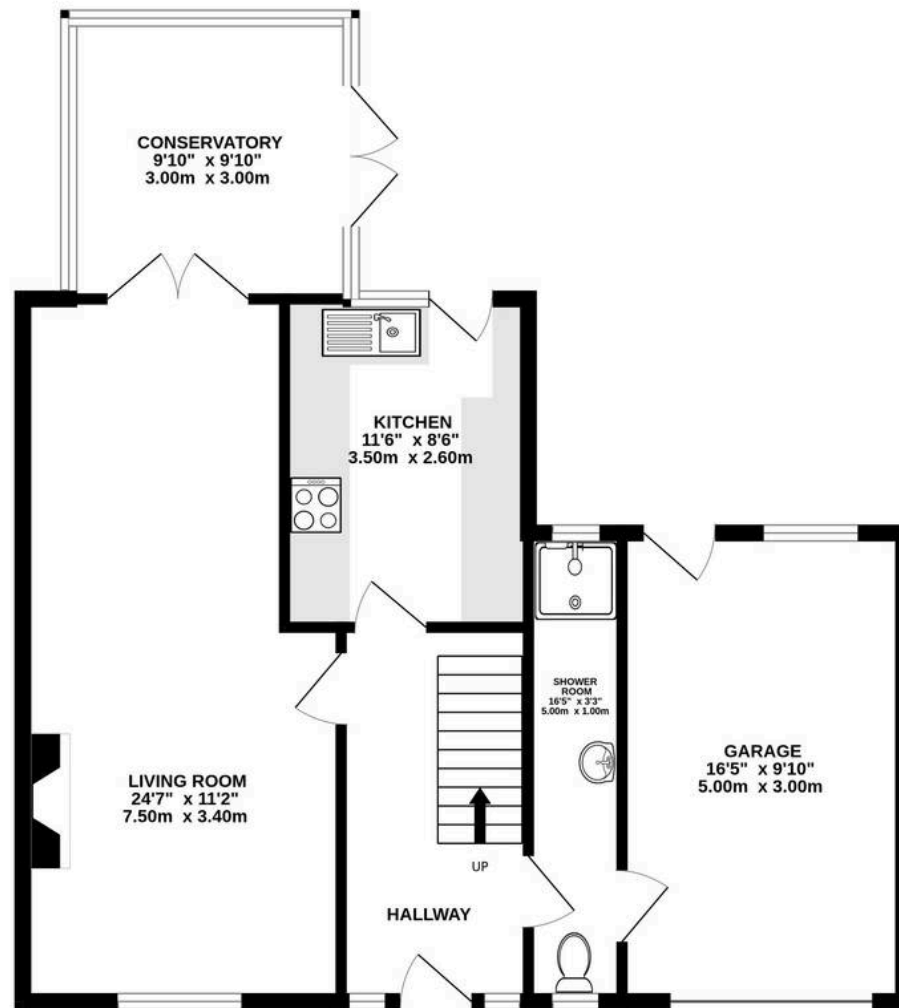
Access from the driveway to the side garden, with steps up to a lawn and raised paved sitting area all enclosed by mixed hedging and timber fencing. The width of the plot offers considerable potential, subject to planning permission, to extend in a variety of ways.

To the rear is a paved sitting area with outside lighting, water tap, and established mixed shrubbery.

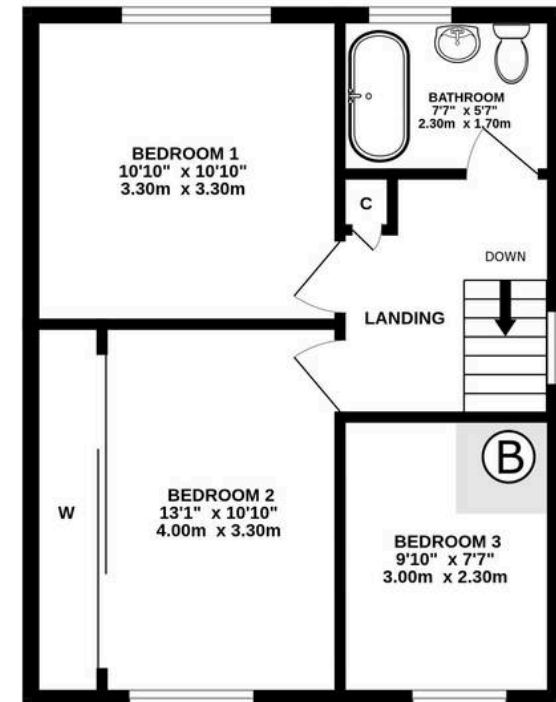
Planning permission for ground floor shower-room (which has been built) with additional consent to convert the existing garage into a ground floor reception room or bedroom, which combined with an excellent central location could benefit an older buyer.



GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



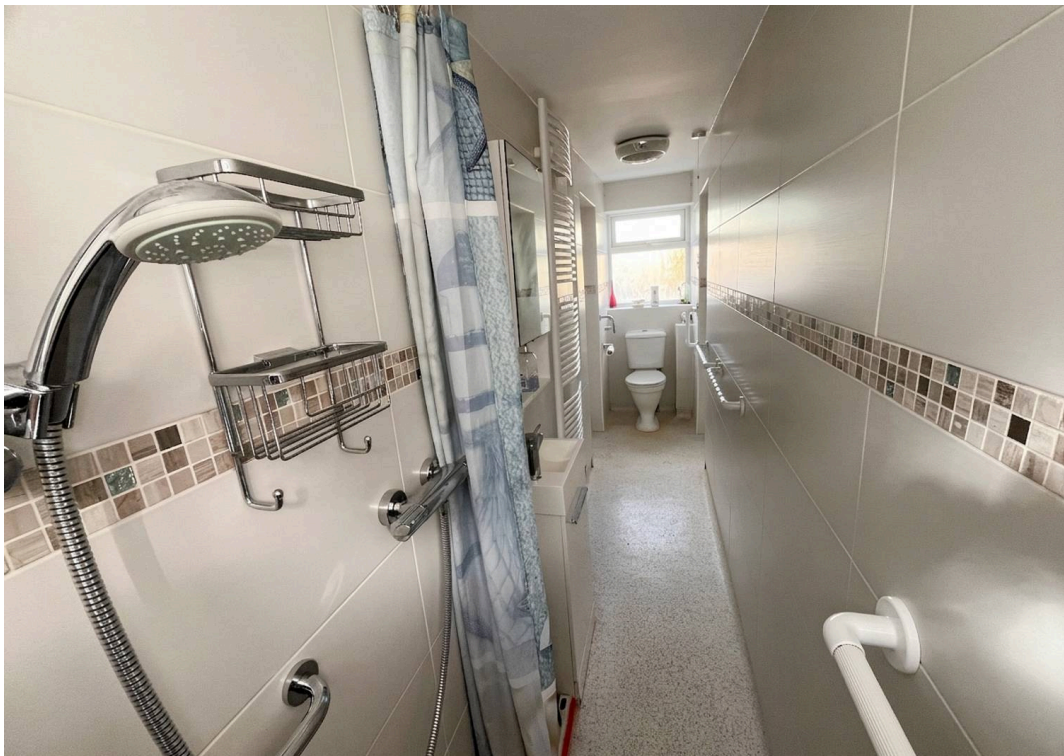
1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.

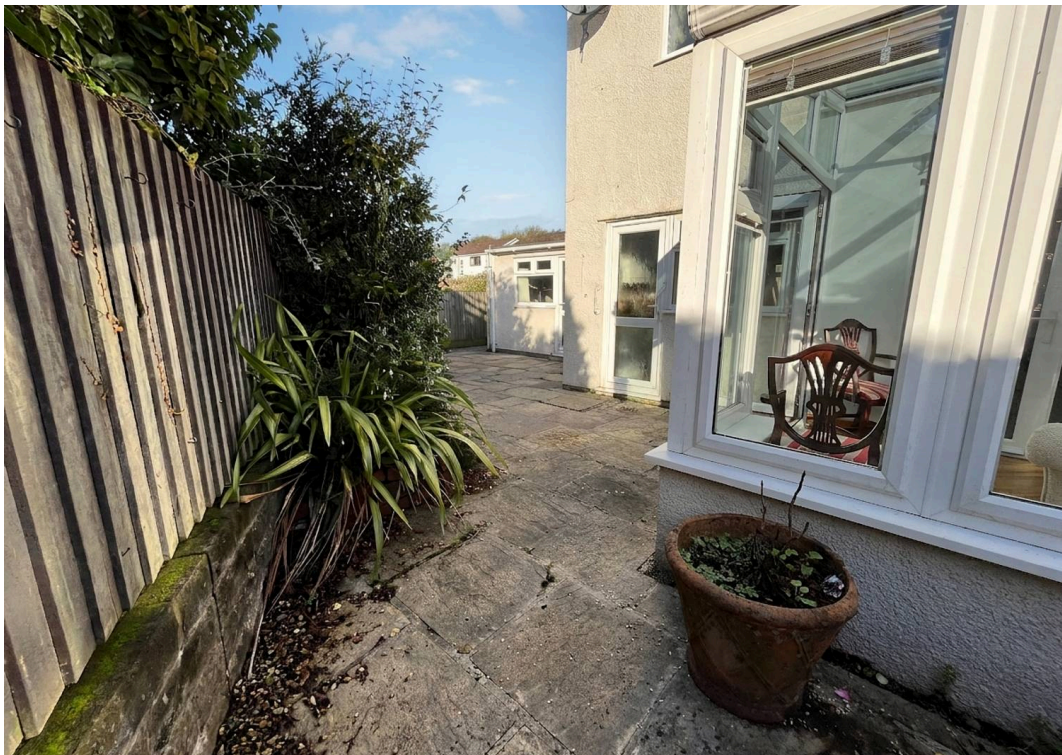


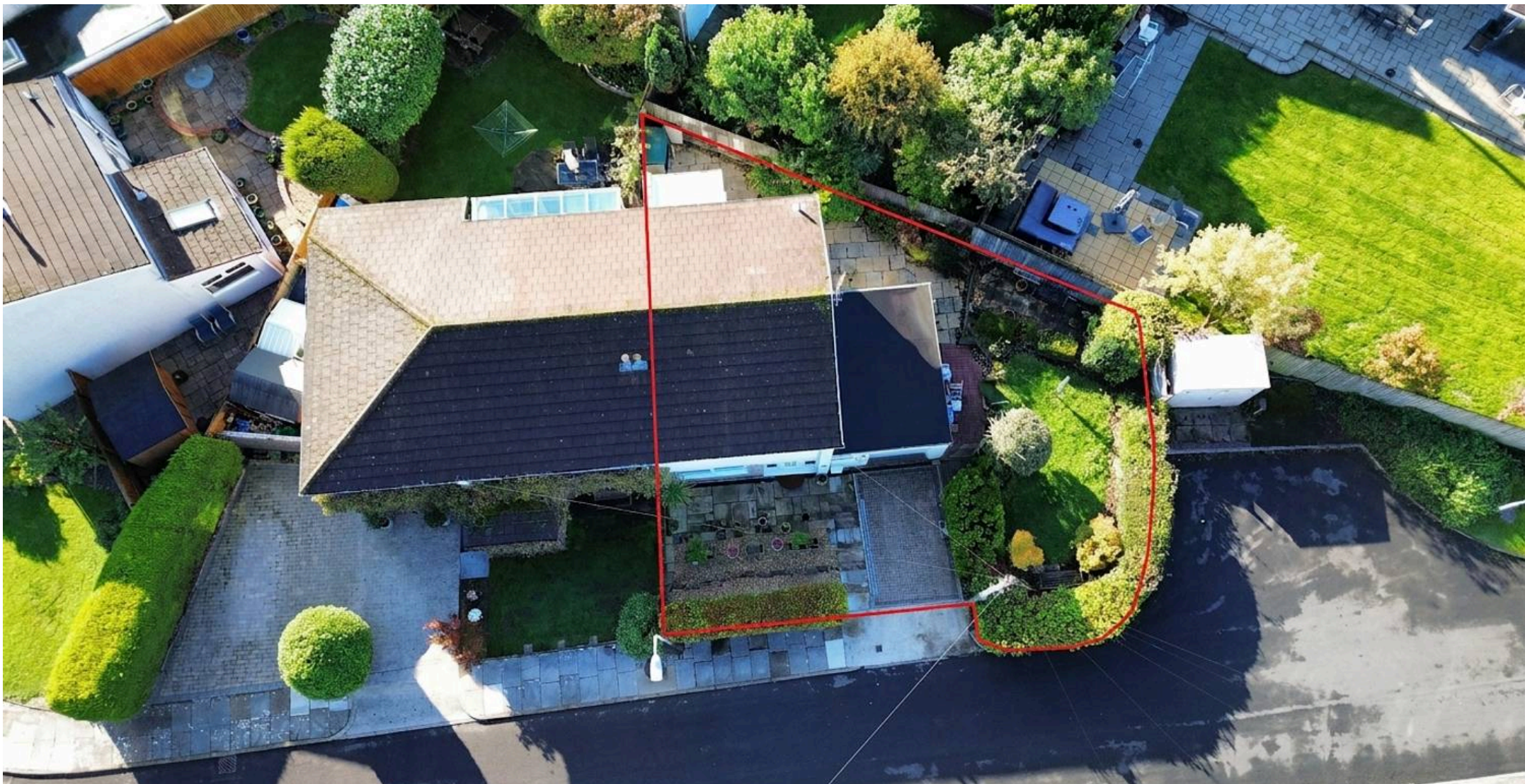
TOTAL FLOOR AREA : 1181 sq.ft. (109.8 sq.m.) approx.

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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