



1 The Broad Shoard

Cowbridge, CF71 7DA

Offers Over £400,000

HARRIS & BIRT



A deceptively spacious three bedroom link-detached house located in a residential cul-de-sac off Westgate in this highly regarded market town with excellent local facilities, all of which are in short level walking distance. These include schooling of excellent reputation for all ages, a wide range of shops both national and local, extensive range of sporting and recreational facilities including leisure centre, rugby club, football club, squash, bowls etc. Cowbridge is in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. Easy access to major roads including the A48 and M4 bring major centres including the capital city of Cardiff within easy commuting distance.

The property is in need of some modernisation and briefly comprises, porch, hall, large through lounge/dining room with double doors into a spacious garden room, study, shower room/WC, well fitted kitchen/breakfast room, three bedrooms of which two are doubles and a family bathroom. The property enjoys the benefit of mains gas fired central heating and is double glazed. Driveway parking leads to a garage and there are gardens both to front and rear.

- Link-Detached Property
- Four Reception Rooms
- Front & Rear Gardens
- Off Road Parking
- Comfortable Walking Distance To Cowbridge High Street
- Three Bedrooms
- Downstairs Shower Room
- Single Car Garage
- Popular Cul de Sac
- EPC rating - TBC

Accommodation

Ground Floor

Entrance Porch 6'3 x 3'7 (1.91m x 1.09m)

The property is entered via a glazed front door into porch. Glazed to sides and sat on a dwarf wall with deep sill. Tiled floor. Pendant ceiling light. Obscure glazed door into hall.

Hall 6'3 x 13'0 (1.91m x 3.96m)

Stairs to first floor landing with understairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Living Room 15'10 x 12'6 (4.83m x 3.81m)

Large window overlooking front with deep sill. Feature fireplace containing coal effect gas fire sat on granite hearth with granite surround and mantel. Fitted carpet. Radiator. Pendant ceiling light. Opening through to dining room.

Dining Room 10'4 x 9'0 (3.15m x 2.74m)

Fitted carpet. Radiator. Pendant ceiling light. Glazed double doors through to conservatory. Door to study.

Conservatory 22'3 x 12'6 (6.78m x 3.81m)

Fully glazed to two sides sat on a dwarf wall with two glazed doors out to the rear garden. Polycarb roof. Part fitted carpet, part vinyl flooring. Obscure glazed window into study and WC. Glazed door and window into kitchen. Radiator. Wall mounted strip light.

Study 11'6 x 9'0 (3.51m x 2.74m)

Door from dining room into versatile study space. Obscure glazed window into conservatory. Fitted carpet. Radiator. Pendant ceiling light. Open to rear hall offering access to the Shower room and kitchen.

Rear Hall

Recessed storage cupboard. Fitted carpet. Pendant ceiling light.

WC/Shower Room 5'4 x 5'7 (1.63m x 1.70m)

Three piece suite comprising shower cubicle with wall mounted electric Triton shower and shower head attachment with folding doors. Low level dual flush WC. Pedestal wash hand basin with taps. Decorative vinyl floor. Fully tiled walls. Obscure glazed window into conservatory. Wall mounted mirrored cabinet. Pendant ceiling light.

Kitchen/Breakfast Room 8'6 x 21'4 (2.59m x 6.50m)

Modern fitted kitchen with features to include: a range of wall and base units with granite effect worktops over and tiled splashbacks. Inset single bowl sink with mixer tap and draining grooves. Countertop four ring induction hob with decorative mosaic tiled splashback and extractor hood over. Eycline oven and grill. Cupboard housing Worcester gas combination boiler. Undercounter half size fitted dishwasher. Space for undercounter fridge. Vinyl floor. Glazed door and window to conservatory. Opening into breakfast area offering space for table and chairs. Fitted carpet. Fitted cabinet. Radiator. Velux ceiling window. Pendant ceiling lights.

First Floor

Landing 8'10 x 10'6 (2.69m x 3.20m)

Stairs from ground floor onto first floor landing. Obscure glazed window to side. Loft access hatch. Recessed storage cupboard with shelving. Pendant ceiling light. Doors to all first floor rooms.

Bedroom One 13'4 x 10'11 (4.06m x 3.33m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 13'4 x 10'7 (4.06m x 3.23m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 10'1 x 7'8 (3.07m x 2.34m)

Window overlooking front. Recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 8'10 x 5'5 (2.69m x 1.65m)

Fitted four piece suite in light grey with features to include panelled bath with mixer tap and shower head attachment. Low level WC. Pedestal wash hand basin with taps and tiled splashbacks. Low level bidet. Obscure glazed window to rear. Tile effect vinyl floor. Part tiled walls. Wall mounted mirrored vanity unit. Wall mounted vertical towel warmer. Pendant ceiling light.

Outside

Off road parking via driveway to front, giving access to single car garage. Open lawned garden to front with mature tree. Pathway leading to front porch. Side gate offering access to the rear garden. The rear garden is easy to maintain with mature planted borders and a mature tree offering shade. Fenced boundary to all sides.

Single Car Garage

Electric up and over door. Light and power.

Services

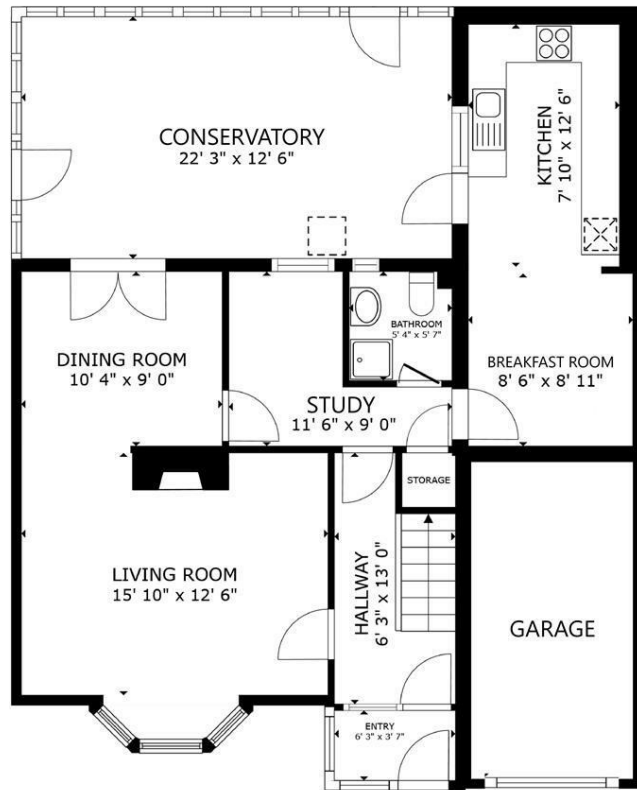
All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via boiler housed to kitchen cupboard.



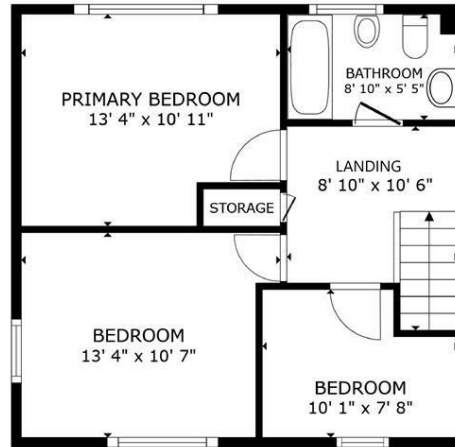








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 1,014 sq.ft. FLOOR 2 492 sq.ft.
 TOTAL : 1,506 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

