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51 Broadway, Llanblethian

Cowbridge

£995,000

Ty Celyn, 51 Broadway

Llanblethian, Cowbridge

Elegant four-bedroom detached home with open-plan living, luxury finishes, en-suites, south-facing garden, parking, and easy access to amenities and top schools. Ideal for modern family living.

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights, turn right onto the St Athan road and immediately right again onto Broadway. Follow this road for a short distance, pass the primary school on your right before reaching Ty Celyn on your left.

What3words: quicker.pacifist.suave

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



A distinguished family home in a prime location: Step inside this beautifully appointed four double bedroom detached residence, where timeless design meets modern luxury. A seamless open-plan layout, this home offers both sophistication and comfort, all within walking distance of local amenities and highly regarded schools.

Ground Floor

Welcoming Entrance: Original doorway into porchway with quarry tiled floor and coat space.

Hallway: Open-plan with a graceful half-turn staircase, understairs storage, and a spacious cloakroom/boot room featuring WC, vanity unit, tiled floor, and ample space for coats and shoes.

Kitchen & Living Room: The heart of the home – a fabulous open-plan space with herringbone oak block flooring. The living area boasts part-panelled walls, a Chesney wood-burning fire with carved stone surround, and bi-fold doors opening to the garden. The kitchen showcases Shaker-style cabinetry, polished cream worktops, a large island with breakfast bar, integrated appliances, and a premium Everhot graphite and steel cooking range. Hard-wired, Bluetooth operated speaker system installed to the ground floor.

Dining/Conservatory: A light-filled extension with oak flooring, double-glazed windows, and French doors leading to the rear garden.

Sitting Room: A separate reception with oak flooring, dual aspect windows, glazed rear door, and an open fireplace with cast iron inset and timber surround.

Utility/Laundry Room: Practical yet stylish, with Shaker cupboards, polished white worktops, porcelain double sink, tiled floor, and space for laundry appliances.

First Floor

Principal Bedroom: Generous double with recessed lighting, French doors to a Juliette balcony, wardrobe recesses, and a luxurious en-suite shower room with twin basins, walk-in shower, and heated towel rail.

Bedroom Two: Double with rear aspect and private en-suite shower room.

Bedroom Three: Pretty double with front aspect.

Bedroom Four: Double with dual aspect and fitted cupboard.

Family Bathroom: Elegant roll-top claw-foot bath with shower over, pedestal basin, WC, patterned tiled floor, and chrome towel rail.

Exterior

Wide gravelled parking area framed by a stone boundary wall.

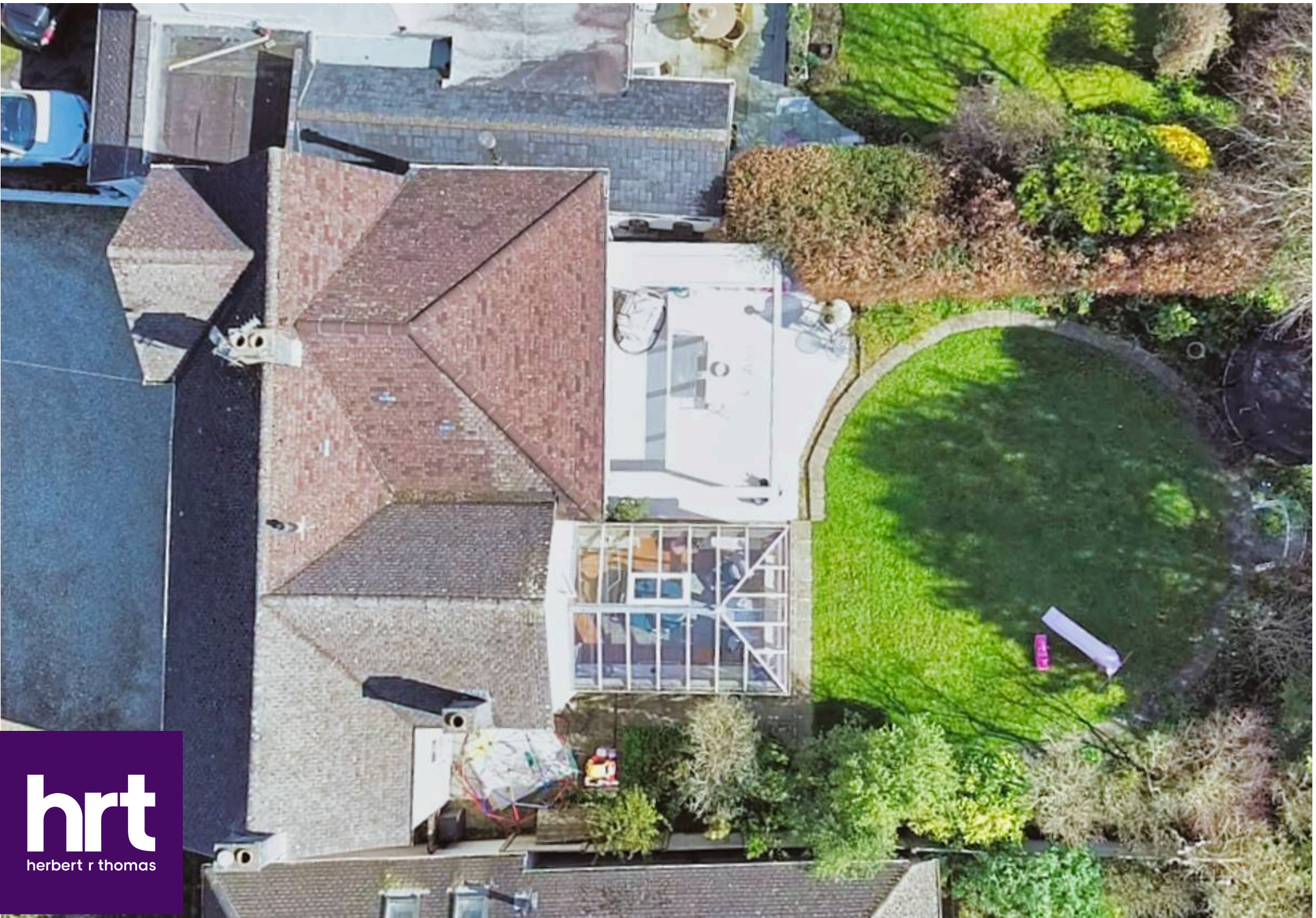
Gated side access leading to the rear garden.

Porcelain tiled terrace with aluminium pergola with electrically operated sliding roof, complete with lighting and power.

South-facing lawn with mature planting and timber shed.

Summary

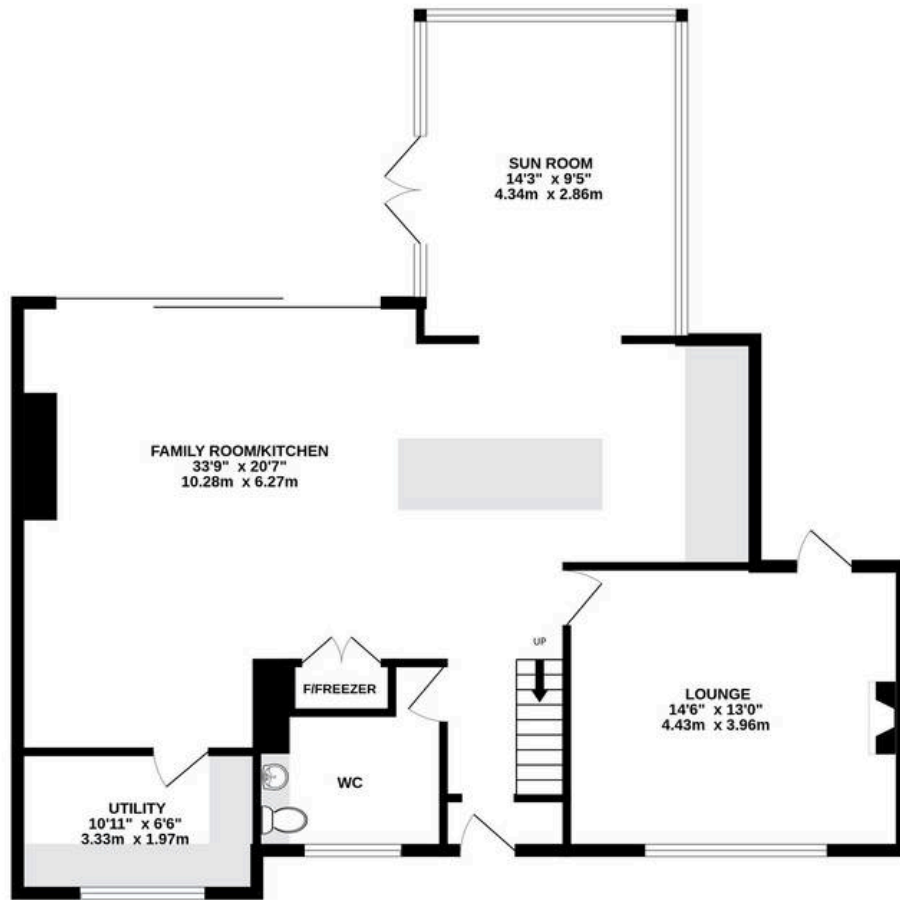
This exceptional home combines luxury finishes, versatile living spaces, and a delightful open-plan flow. With a private south-facing garden and easy walking access to High Street amenities and schools, it offers the perfect blend of convenience and elegance.



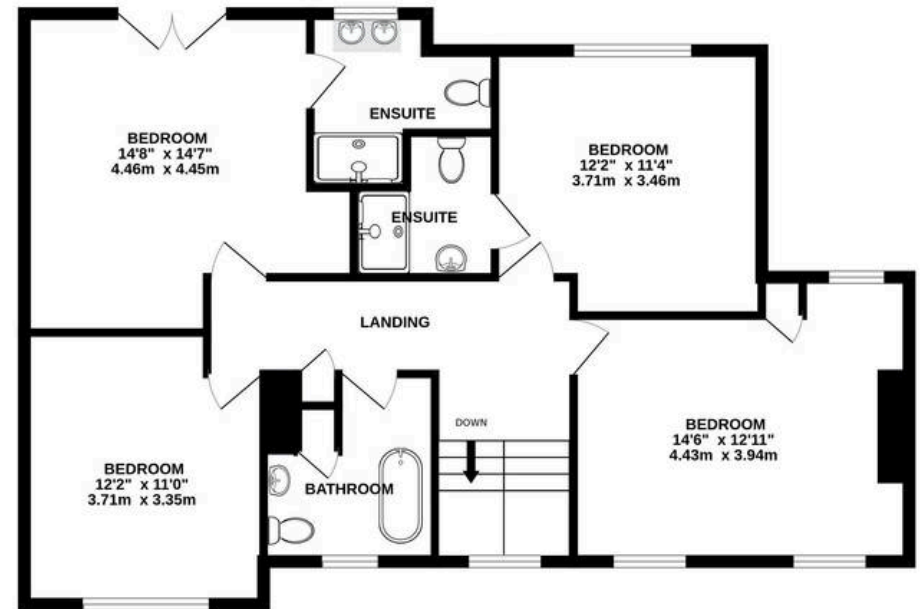
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GROUND FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 2005 sq.ft. (186.3 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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