



## 40 The Broad Shoard

Cowbridge, CF71 7DB

Offers Over £400,000

HARRIS & BIRT



A modern three bedroom semi-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.

In brief terms the accommodation briefly comprises entrance hall, large through lounge/dining room with double doors out to sunroom, well fitted kitchen, three bedrooms of which two are doubles and modern extended bathroom. The property enjoys the benefit of mains gas fired central heating and is double glazed. Driveway parking leads to a detached garage and there are gardens both to front and rear.



## Accommodation

### Ground Floor

#### Entrance Hallway 6'6 x 13'5 (1.98m x 4.09m)

The property is entered via UPVC front door with obscure lead lined glazed vision panel to side. Tiled ceramic flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Modern radiator. Understairs storage cupboard. Door through to living room.

#### Living/Dining Room 11'5 x 23'5 (3.48m x 7.14m)

Bay window to front, allowing plenty of natural light. Media wall. Herringbone parquet flooring. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling light. Modern radiator. Opening through to dining area. Ceiling spotlighting. Space for a table and chairs. French glazed doors open through into sunroom.

#### Kitchen 8'8 x 10'9 (2.64m x 3.28m)

Modern fitted Magnet kitchen with features to include: a range of wall and base units. Set under and over concrete effect laminate work surfaces. Inset single bowl sink with mixer tap. Inset four ring induction hob set on island. Integrated fridge behind matching decor panel. Integrated freezer behind matching decor panel. Dishwasher behind matching decor panel. Inset eyeline oven and grill. Inset eyeline microwave. Space for washing machine and tumble dryer. Wine cooler. Overhang for breakfast bar seating. Drop down lighting. Skimmed walls and ceiling. Ceiling spotlighting. Tiled flooring. Modern vertical radiator. French glazed doors open out onto rear garden terrace.

#### Sunroom 9'5 x 9'11 (2.87m x 3.02m)

UPVC construction. Perspex roof. French glazed doors opening out onto rear garden terrace. Vinyl flooring. Radiator.

### First Floor

#### Landing 7'0 x 8'2 (2.13m x 2.49m)

Straight stairs from ground floor to first floor landing. Communicating doors to all first floor rooms. Wooden floor boards. Skimmed walls. Pendant ceiling lighting. Obscure glazed window to side. Loft access hatch.

#### Master Bedroom 10'11 x 10'7 (3.33m x 3.23m )

UPVC double glazed window to rear elevation. Wooden floor boards. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling lighting. Radiator.

#### Bedroom Two 8'6 x 13'0 (2.59m x 3.96m)

Large UPVC double glazed window to front elevation. Wooden floor boards. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling lighting. Radiator. Alcove storage. Recessed storage cupboard housing boiler.

#### Bedroom Three 7'7 x 9'8 (2.31m x 2.95m)

UPVC double glazed window to front elevation. Wooden floor boards. Skimmed walls. Textured finished ceiling. Pendant ceiling lighting. Radiator. Currently in use as a dressing room. Over stairs storage cupboard.

#### Family Bathroom 7'0 x 5'9 (2.13m x 1.75m)

Three piece suite in white comprising panelled bath with taps, rainfall shower head and separate shower head fitment. Low level dual flush WC. Pedestal wash

hand basin with mixer tap. Tiled flooring. Tiled walls. Textured ceiling. Pendant ceiling light. Heated towel rail. Obscure glazed window to rear.

### Outside

The front garden is mainly laid to lawn. Driveway parking for multiple vehicles leading to a detached garage. Gated side access to side passage way with doorway access to garage. Rear garden is laid to large porcelain tiles with stone chipping borders, for ease of maintenance. A combination of panelled fencing and feather edge fencing. Perfect for alfresco dining. Large built in seating area.

### Garage

Up and over shutter garage door. Electric light and power. Pedestrian side door. Stud walls, in use for storage. The rear is currently in use as a workshop with separate access.

### Services

Mains water, gas, electricity and drainage. Central heating via mains gas.

### Directions

From our offices at 65 High Street turn right and walk up the High Street turning right into The Broadboard. Follow the road around to the left and number 40 is on your right hand side with a Harris & Birt board outside.







GROSS INTERNAL AREA  
 FLOOR 1 463 sq.ft. FLOOR 2 438 sq.ft.  
 EXCLUDED AREAS : SUN ROOM 93 sq.ft.  
 TOTAL : 901 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

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

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

