



**48 Broadway**

**Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7EW**









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Vale of Glamorgan, CF71 7EW

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**£625,000** Freehold

### 4 Bedrooms : 3 Bathrooms : 1 Reception Rooms

A thoughtfully modernised family home offering spacious accommodation. Hallway, kitchen-living-dining space looking over garden. Living room. Utility room. Two double bedrooms and bathroom to the ground floor. To the first floor: two double bedrooms both en suite. Lawned front garden, parking and garage. Endosed, sheltered garden to the rear backing on to school grounds.

EPC rating: D66

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#### Directions

From our Cowbridge office travel in an easterly direction along High Street into Eastgate. At the traffic lights turn right into St Athan Road and immediately right again onto Broadway. Number 48 will be on the right hand side, about 200 yards after Ysgol Iolo Morgannwg.

- Cardiff City Centre 0.0 miles
  - M4 (J35, Pencoed) 0.0 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* A thoughtfully modernised home, offering spacious family accommodation and great views, to the rear, over school grounds, Cowbridge town and beyond
- \* Must be viewed for its space and the views to be fully appreciated.
- \* Entrance hallway with galleried landing over and tiled floor extending into the kitchen-living-dining space.
- \* Family lounge with broad window to the front of the property overlooking the front garden and with two additional windows to each side.
- \* A contemporary kitchen-living-dining space is to the rear of the property with distinctive kitchen area and ample adjacent room for seating and dining table.
- \* The kitchen itself includes a range of modern units with Corian worktops and matching central island-breakfast bar.
- \* Appliances, where fitted, are to remain and include: double oven, hob, wine cooler, fully integrated fridge, freezer and dishwasher.
- \* Windows from the kitchen look out over the rear garden and centrally positioned doors open to a flagstone-paved terrace from which steps lead down into the garden
- \* To the ground floor are two double bedrooms, the larger of the two bedrooms overlooking the rear garden and including a range of fitted wardrobes running
- \* Ground floor bathroom with contemporary tiled floor, free standing bath and twin hand basins set into granite top
- \* To the first floor are two double bedrooms both with their own en-suite shower rooms and both having broad dormer windows enjoying quite superb views over school playing fields, Cowbridge Town and beyond.

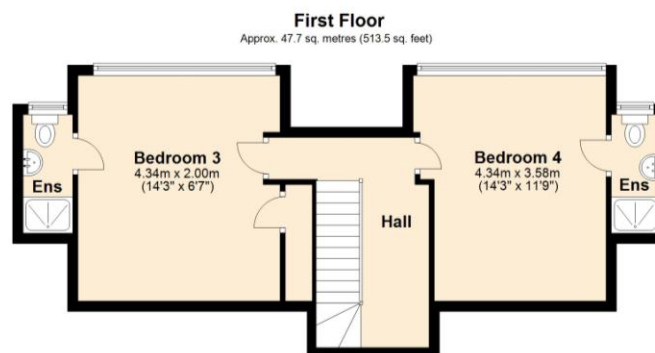
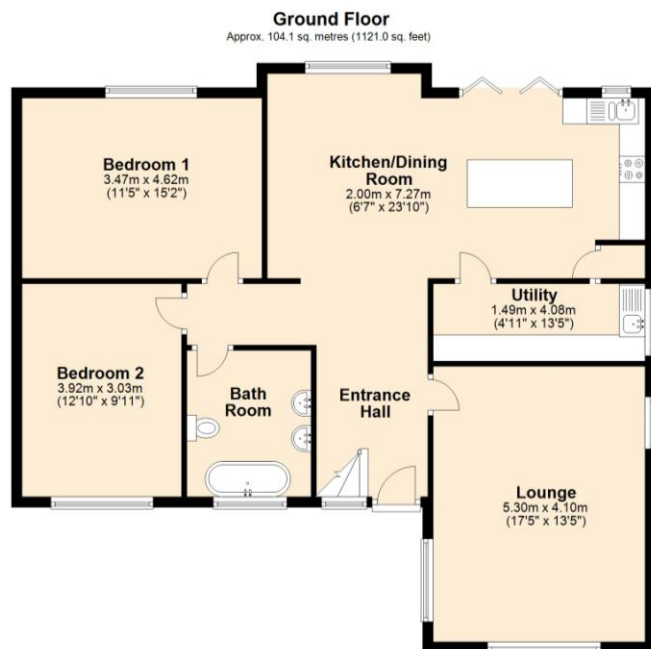
### GARDENS & GROUNDS

- \* The property fronts onto Broadway from which a driveway runs past a lawned front garden, screened from the roadway by walling and mature shrubs.
- \* Path runs from the driveway to the front entrance doorway; driveway continues to the side of the property to a garage.
- \* Detached garage accessed via an electric up and over door; a doorway opens to an anteroom to the rear of the garage.
- \* The rear garden itself is enclosed and screened from school grounds by fencing.
- \* Accessed primarily from the kitchen via flagstone paved terrace from which steps lead down to a larger flagstone paved seating area and lawn.
- \* Gated entrances from the garden lead to the driveway and front garden.

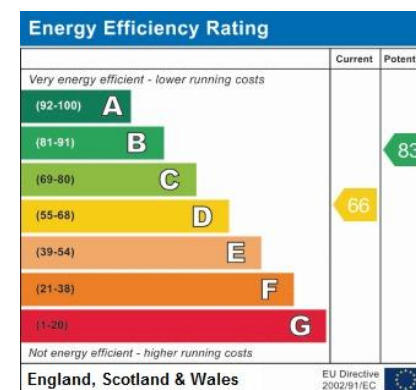
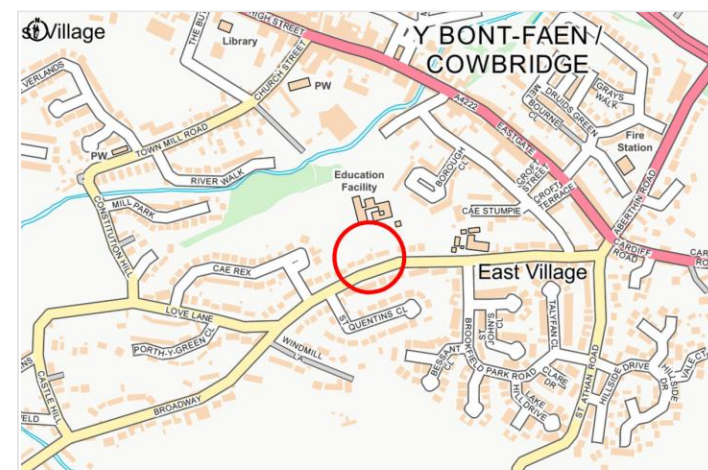
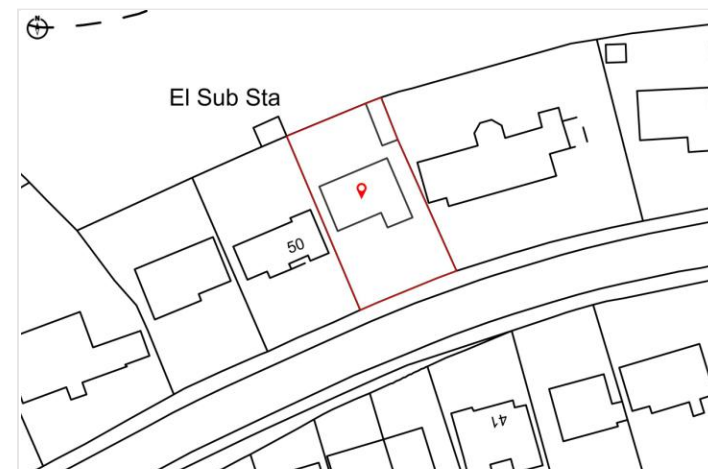
**NB** Planning Permission granted (Vale of Glamorgan Council Ref: 2019/00463/FUL) to add an extension to the ground floor kitchen area. Further information and plans available from Vale of Glamorgan Council 'Planning Portal' on their website

### TENURE & SERVICES

Freehold. All mains services connect to the property. Gas 'combi' central heating.



Total area: approx. 151.9 sq. metres (1634.6 sq. feet)



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.





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