



# CLAREMONT

## CHAPEL ROAD, BROUGHTON, VALE OF GLAMORGAN, CF71 7QR

AN IMMACULATELY PRESENTED SEMI-DETACHED PROPERTY, IN THE DESIRABLE VILLAGE OF BROUGHTON

- Cardiff City Centre 19.5 miles
- Cowbridge 6.6 miles
- M4 (J35) 10.2 miles

### Accommodation & Amenities;

- Entrance Hall • Lounge • Kitchen • Dining Room • Garden Room • Cloakroom •
- Three bedrooms • Family Bathroom •

### Gardens & Grounds;

- Private Driveway • Rear Enclosed Garden •
- EPC Rating 'D' •



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## SITUATION

The property is conveniently positioned for anyone wanting to be near the Welsh coastline. The beaches at Southerndown (4.7 miles) and Ogmere (6.1 miles) can both be reached in less than 15 minutes, and there are coastal walks even closer at Nash Point (2.5 miles) and Monkash beach (1.6 miles). The award-winning Plough and Harrow public house is within walking distance. The local shops and amenities in the village of Wick (0.9 miles) include a primary school, post office, two public houses and village green. The town of Llantwit Major is also nearby (3.8 miles) and the historic market town of Cowbridge (6.7 miles) can be reached in 15 minutes. The Atlantic Sixth Form College which is a centre of excellence, is conveniently located at St. Donats, which is a 5-minute drive away (2.5 miles). The town of Bridgend (6.6 miles away) offers comprehensive commercial, retail and leisure amenities and has a main line railway station providing direct access to Cardiff and London. The City of Cardiff is also within reach via the A48 road or the M4 motorway (junction 35) at Pencoed, which also provides access to other major commercial centres in the region.

## ABOUT THE PROPERTY

Completely refurbished by the current owners, the contemporary and tasteful accommodation sits within the beautiful village of Broughton. The stylish accommodation comprises; entrance hallway with a carpeted staircase leading to the first floor, and fitted limestone tiled flooring which extends to the kitchen, dining room & lounge. The 'Glen Webb' designed kitchen is fitted with handmade units, 'Minerva' composite worktops, 'SMEG' range cooker and stainless steel sink. The open plan accommodation then leads to the dining room with further handmade fitted units, the lounge benefits from a central feature log burner fitted by 'Topstak' & bay window providing light and spacious living. The garden room provides further reception space with French doors & windows to the rear. The ground floor also includes a cloakroom.

To the first floor are the three bedrooms and bathroom. The two principal bedrooms are both doubles, all three bedrooms have cupboard storage and look respectively over Chapel Road onto farmland; and in a southerly direction over the rear garden. The bathroom features a modern white suite.

## GARDENS AND GROUNDS

Fronting the property is a broad driveway parking area running the width of the plot with ample room for two family cars. To the western side of the property, a path runs and continues into the garden. The rear of the garden enjoys a southerly aspect and has been landscaped by the current owners. A paved and chipped stone area with flower beds is accessed from the garden room and extends onto a larger area of lawn, storage shed and vegetable planters.

## TENURE AND SERVICES

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

## DIRECTIONS

From the Village of Wick - located on the B4265 coast road between the Towns of Llantwit Major and Bridgend - turn at the Lamb and Flag public house. Pass the Church and turn left for Broughton. Continue along this road for about one mile and take the first right hand turn onto Chapel Road. Claremont will be on your left, after about 200 yards.

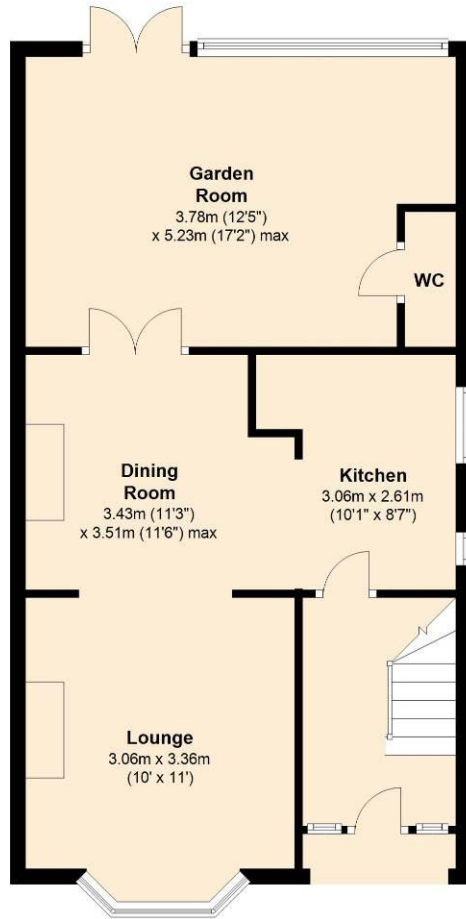
## PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



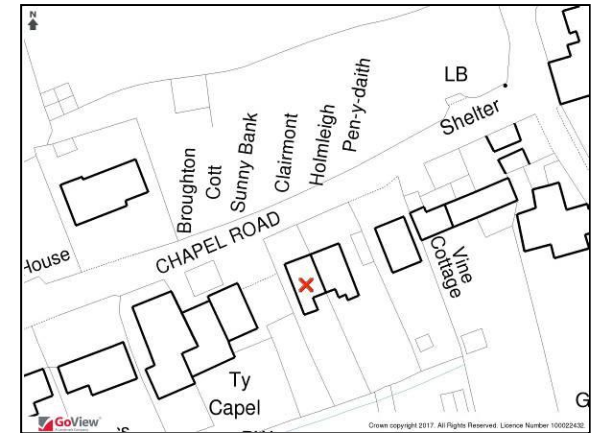
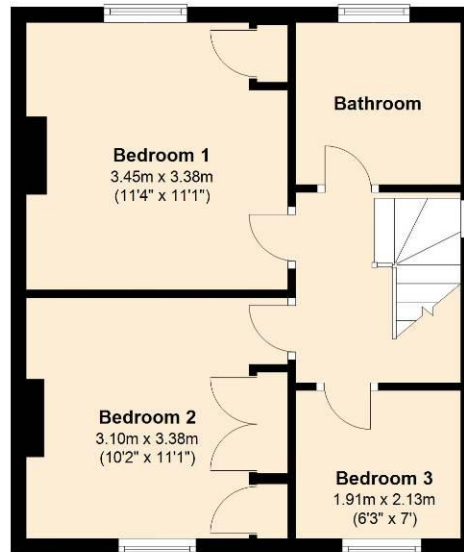
### Ground Floor

Approx. 59.3 sq. metres (638.5 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 96.6 sq. metres (1039.8 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any 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. The plans do not form part of any contract.

