



6 The Broad Shoard

Cowbridge, CF71 7DB

Offers In Excess Of £550,000

HARRIS & BIRT



A traditional detached house located in a popular residential cul-de-sac within easy walking distance of Cowbridge High Street. Accommodation briefly comprises, entrance hall, living room, WC, kitchen/breakfast room and conservatory to the ground floor. Upstairs offers four double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking via driveway with a car port leading to a single car garage, open front garden and a private and enclosed rear garden backing on to the cricket field.

Cowbridge is a 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.

- Traditional Detached Property
- Two Reception Rooms
- Private & Enclosed Rear Garden
- Offered For Sale With No Onward Chain
- Cowbridge Schools Catchment
- Four Double Bedrooms
- Off Road Parking, Garage & Car Port
- Overlooking Recreational Fields
- Easy Walking Distance Of Town Centre
- EPC Rating: tbc

Accommodation

Ground Floor

Entrance Hall 6'4 x 13'3 (1.93m x 4.04m)

The property is entered via a solid front door with a decorative glazed vision panel and further obscure glazed window to side into hall. Open stairs to first floor. Fitted carpet. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Kitchen/Dining Room 11'2 x 19'0 max (3.40m x 5.79m max)

Fitted shaker style kitchen in cream with features to include a range of wall and base units. Laminate worktops and matching upstands. 1.5 bowl sink with curved mixer tap and draining grooves. Counter top four ring induction hob with tiled splashback and extractor hood over. Eyeline Zanussi electric fan assisted double oven. Undercounter fridge behind matching decor door. Undercounter integrated dishwasher behind matching decor door. Large window overlooking rear garden. Tiled floor. Ceiling spotlights. Opening through to dining area. Large patio door opening through to conservatory with windows on either side. Continuation of floor from kitchen. Radiator. Ceiling spotlights.

Conservatory

Glazed to two sides with door opening out onto rear patio. Polycarb roof. Tiled floor.

Living Room 11'11 x 19'4 (3.63m x 5.89m)

Spacious living room with large window overlooking the front. Further high level window to front. Feature fireplace containing inset coal effect gas fire set on a granite hearth, decorative surround and wooden

mantel over. Fitted carpet. Radiators. Pendant ceiling light.

WC 5'3 x 5'9 (1.60m x 1.75m)

Spacious WC with features to include low level dual flush WC. Wall mounted vanity unit with inset wash hand basin, mixer tap and storage below. Obscure glazed window to side. Part tiled walls. Tiled floor. Pendant ceiling light.

First Floor

Landing 9'10 x 10'1 (3.00m x 3.07m)

Stairs from ground floor onto first floor landing. Two loft access hatches. Fitted carpet. Doors to all first floor rooms.

Master Bedroom 13'4 x 10'0 (4.06m x 3.05m)

Large window overlooking the rear offering views of the field behind. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 12'1 x 9'11 (3.68m x 3.02m)

Large window overlooking front. Recessed cupboard housing a Vaillant gas combination boiler. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 12'0 x 9'0 (3.66m x 2.74m)

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

Bedroom Four 8'7 x 9'2 (2.62m x 2.79m)

Large window overlooking the rear offering views on the field behind. Fitted wardrobes. Wood effect laminate floor. Radiator. Pendant ceiling light.

Bathroom 7'8 x 5'10 (2.34m x 1.78m)

Modern fitted suite with features to include: panelled

bath with mixer tap, shower head attachment and tiled surround, full width vanity unit containing hidden cistern dual flush WC and countertop wash hand basin with mixer tap, tiled splashbacks and storage below. Fitted carpet. Wall mounted vertical towel warmer. Mirrored vanity unit. Obscure glazed window to side. Ceiling spotlights.

Outside

The property is entered off The Broad Shoard from the front onto a brick laid drive offering parking for several vehicles part covered with a car port leading to a single car garage with electric garage door, light and power. The front garden is lawned with brick laid path leading around the front of the property around to the side to a Upvc pedestrian door giving access to the rear garden. The garden to the rear is laid to a mixture of patio and Cotswold chippings with a landscaped parcel of lawn. The garden is enclosed by close boarded fencing to all sides.

Services & Tenure

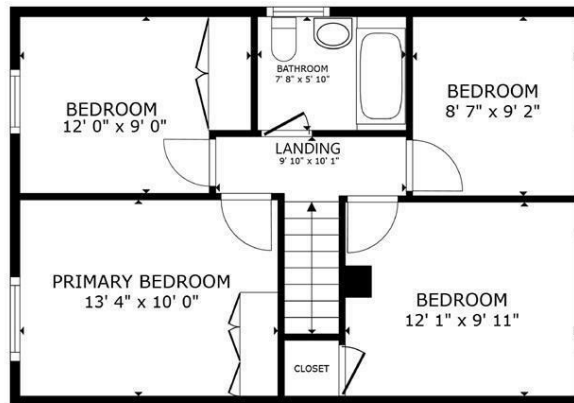
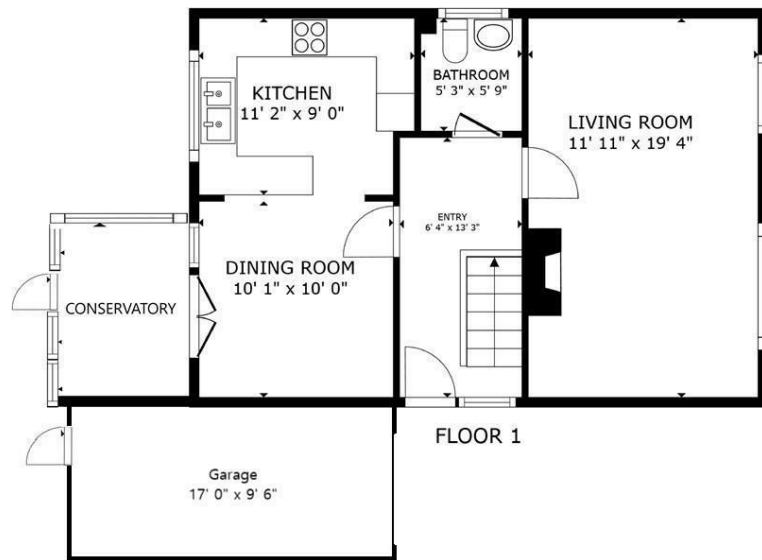
All mains services are connected to the property. Gas central heating via a combination boiler housed to the cupboard in bedroom two. UPVC double glazing throughout. Freehold.











FLOOR 1

FLOOR 2

FLOOR 1: 561 sq.ft FLOOR 2: 560 sq.ft GARAGE 161.5 sq.ft
TOTAL: 1282.5 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	

