



Broadway Cottage Cowbridge Road

St. Athan, CF62 4LE

Price £419,950

HARRIS & BIRT



A deceptively spacious cottage, standing in a c. 0.31 acre ribbon plot, enjoying wonderful open countryside views to the rear and situated on the outskirts of the village of St Athan. The accommodation is in need of modernisation in parts and briefly comprises: entrance hall, living room, WC, kitchen, sitting room, dining room and conservatory to the ground floor. Upstairs offers master bedroom with en suite, a further three bedrooms, family bathroom and a spacious loft via staircase. Outside enjoys the benefit of off road parking, a detached garage along with a range of sheds and a stable block, as well as flat level gardens mainly laid to lawn.

The property is within easy walking distance to the range of village facilities including a Co-Op supermarket and other shops including post office, chemist etc. Also two doctors surgeries, St. Athan Church, library, St. Athan Golf Club, two pubs, well regarded primary school and close by petrol station. St. Athan is now home to Aston Martin for building their electric cars. The market town of Cowbridge is just a few miles to the north whilst easy access to the B4265 coast road brings other major centres including the capital city of Cardiff, Barry, Bridgend etc., all within easy commuting distance. Cardiff Wales Airport is within easy driving distance and there is access to the coast railway at Rhoose and Llantwit Major which links to mainline railway stations at Barry, Cardiff and Bridgend.

- Spacious Detached Cottage
- Four Reception Rooms
- Detached Garage, Sheds & Stables
- Close To Local Amenities
- Four Bedrooms
- Standing in c. 0.31 acres
- Open Countryside Views
- EPC Rating - D

Accommodation

Ground Floor

Entrance Porch

The property is entered via glazed door into porch. Tiled floor. Light and power. Solid front door with decorative glazed panels into entrance hall.

Entrance Hall 6'3" x 18'5" (1.91m x 5.61m)

Wood block parquet flooring. Radiator. Wall lights. Stairs to first floor. Door to WC. Double doors to living room.

Living Room 13'6" x 18'5" (4.11m x 5.61m)

French doors opening onto garden. Further window to rear. Wood block floor with fitted carpet over. Radiator. Decorative wall lighting.

WC

Two piece suite in white comprising low level hidden cistern WC. Vanity unit containing sink and storage below. Window to rear. Continuation of flooring from hall.

Kitchen/Breakfast Room 9'9" x 18'5" (2.97m x 5.61m)

Fitted pine kitchen with features to include: a range of wall and base units with tiled worksurfaces over and tiled splashbacks. Inset 2.5 bowl sink with curved mixer tap. Countertop four ring Neff induction hob. Extractor fan to side. Undercounter electric oven. Space for undercounter dishwasher and washing machine. Space for free standing fridge/freezer. Two windows to side overlooking open countryside. Further window to rear. Wall mounted Worcester gas combination boiler. Part exposed stone, part pine boarded walls. Tiled floor. Strip and spotlighting. Door through to living room.

Sitting Room 12'7" x 14'4" (3.84m x 4.37m)

Central feature stone fireplace containing free standing multi fuel stove set on stone and granite hearth with wooden mantel over. Large window overlooking garden. Decorative glazed block window to rear. Wood block parquet floor. Radiator. Door through to dining room.

Dining Room 12'7" x 17'11" (3.84m x 5.46m)

Large window overlooking garden. Part glazed door to front. Stairs to first floor secondary landing. Continuation of wood block floor from sitting room. Radiator. Decorative wall lights. Door through to conservatory.

Conservatory 10'4" x 10'5" (3.15m x 3.18m)

Glazed to three sides with French doors opening out onto patio terrace. Continuation of wood block floor from the dining room. Light and power.

First Floor

Landing

Stairs from ground floor entrance hall onto first floor landing with fitted carpet. Window to front. Pendant ceiling light. Doors to all first floor rooms. Door offering access to the loft, also providing ample storage space.

Master Suite Bedroom 13'7" x 18'0" (4.14m x 5.49m)

Dual aspect windows to front and rear. Fitted carpet. Radiator. Decorative wall lights. Doors open to walk in wardrobe with range of fitted storage. Door to:

Master En Suite Bathroom 5'11" x 6'4" (1.80m x 1.93m)

Two piece suite comprising low level WC and a pedestal wash hand basin with mixer tap. Wood effect laminate flooring. Tiled walls. Fitted storage cupboard with shelving. Obscure glazed window to rear. Pendant ceiling light.

Bedroom Four 7'0" x 10'5" (2.13m x 3.18m)

Window overlooking the side with open countryside views. Fitted carpet. Pendant ceiling light.

Bathroom 10'2" x 8'8" (3.10m x 2.64m)

Four piece suite comprising panelled bath in pink with mixer tap and shower head attachment. Corner shower cubicle with shower head attachment and sliding glass screen. Low level WC and pedestal wash hand basin in pink. Vinyl floor. Tiled walls. Feature mirrored wall. Pendant ceiling light. Radiator. Window overlooking the countryside beyond.

Bedroom Two 12'10" x 13'5" (3.91m x 4.09m)

Stepped down from landing. Window overlooking garden.

Combination of exposed stone walls and plasterboard. Exposed wood floor boards. Pendant ceiling light. Inset storage cupboard. Please note this room requires finishing. Door to secondary landing.

Secondary Landing

Stairs to ground floor dining room. Doors to bedrooms two and three.

Bedroom Three 12'10" x 16'2" (3.91m x 4.93m)

Window overlooking garden. A combination of exposed stone walls and plasterboard. Exposed wood floor boards. Radiator. Pendant ceiling light. Please note this room requires finishing.

Outside

Detached Garage

Roller shutter door. Pedestrian door to rear. Light and power.

Gardens

The property is accessed from the road through sliding metal double gates onto tarmac laid driveway. Detached garage with electric roller shutter door. Gate providing access to a further parcel of land. The property is set in a ribbon plot of approx. Third of an acre. Several outbuildings in use as storage and stables. Pathway from drive leading to an area of patio with a detached stone-built storage shed (in need of restoration). Pedestrian gate leads into the garden which is mainly laid to lawn with wall and hedge boundaries creating privacy. Timber and block shed.

Sevices

Mains services are connected to the property. Gas central heating via boiler housed to kitchen.

Directions

From our offices at 65 High Street, Cowbridge travel into Eastgate and at the traffic lights turn right onto the St Athan Road. Follow the country lane and after a few miles pass through The Herberts and up the hill past the turning for St Mary Church. Travel along this road through New barn and into St Athan. Go straight ahead at the mini roundabout onto Cowbridge Road. Travel past the RAF base on your right and the property will be located on your left hand side directly opposite Bingle Lane.









25 m

50 m



**HARRIS
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CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1,080 sq. ft, FLOOR 2: 969 sq. ft.
TOTAL: 2,049 sq. ft.
SIZES & ID DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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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	74

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	

