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48 Broadway
Llanblethian, CF71 7EW

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Asking price **£659,000**

Newly renovated and remodelled to an excellent standard throughout, this modern detached four bedroom family home provides accommodation set over two floors located a short walk from Cowbridge high street with scenic, elevated views from the rear of the property.

Viewing is a must to appreciate fully

Ideal family home or spacious downsize

Recently renovated and remodelled to a very high standard

Planning permission in place for a rear extension

Large plot, walled front garden, generous driveway to tandem double garage and workshop

Newly landscaped rear garden with unspoilt, elevated views over Cowbridge and Vale countryside

Set in the heart of Llanblethian, a short walk from Cowbridge High Street





Newly renovated and re-modelled to an excellent standard throughout, this modern detached four bedroom family home provides accommodation set over two floors located a short walk from Cowbridge High Street with scenic, elevated views from the rear of the property.

Composite entrance door with frosted window to side opens to ENTRANCE HALL, (6'6" x 13'9"), double height pitched ceiling with Velux window and modern pendant light, square ceramic tiled floor, modern timber and glass quarter turn stairs rising to first floor. Open plan KITCHEN/BREAKFAST/DINING ROOM, (23'9 x 16'2"), ceramic tiled floor continues, multiple recess ceiling spotlights, two additional pendant ceiling lights (one over dining table, one over breakfast bar), gloss finish handle-less wall and base mounted units, Corian worksurface, in-set one and a half stainless steel sink, full range of 'Neff' integrated appliances including induction hob, oven, microwave grill, 'Hotpoint' fridge/freezer and dishwasher. Large central island housing additional storage, drinks cooler and breakfast bar, two large windows overlooking rear garden and a set of aluminium frame bi-fold doors leading out to back garden. Boiler cupboard housing wall mounted Worcester

GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.

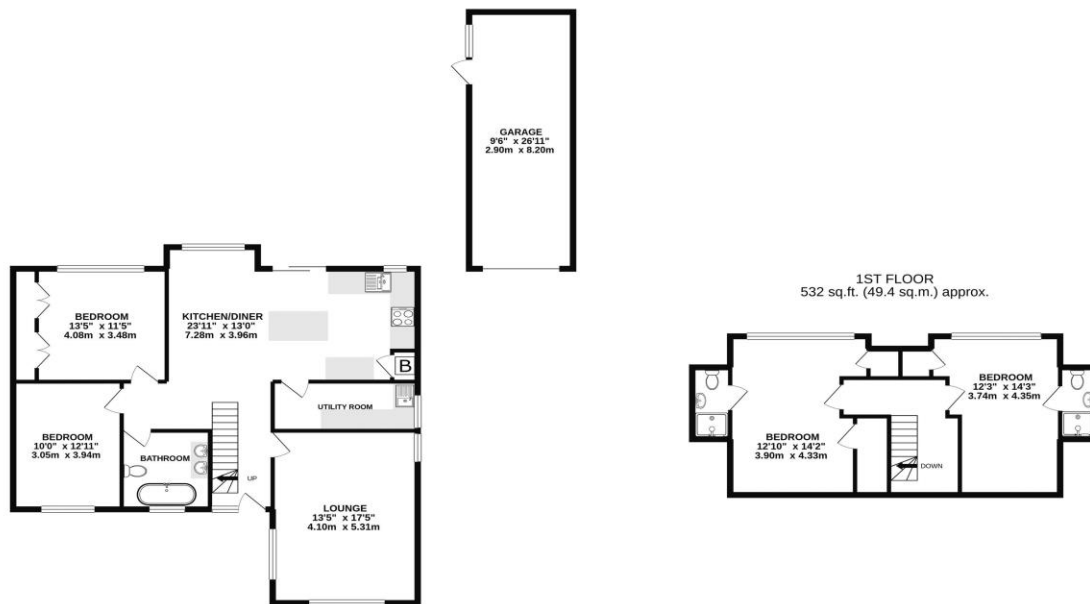
Combi boiler, fuse board and low-level storage shelf. UTILITY ROOM, (13'5" x 4'9"), ceramic tiled floor, timber effect wall and base mounted units, roll top work surface, stainless steel sink and drainer with double glaze window to side elevation above and provision for plumbed white goods. SITTING ROOM, (13'4" x 17'5"), fully carpeted, two pendant ceiling lights and triple aspect with windows to side and front elevation. FAMILY BATHROOM, (7'9" x 8'1"), patterned ceramic tiled floor, low-level WC, freestanding bath, wall mounted chrome heated towel rail, 'his and hers' vanity sink unit with granite top and frosted glaze window to front elevation. BEDROOM 1, (11'4" x 13'3"), fully carpeted, pendant ceiling light, bank of fitted wardrobes and large windows to back garden with, panoramic views over Cowbridge. BEDROOM 2, (12'8" x 10'4"), fully carpeted, central pendant ceiling light and large window overlooking front garden.

First floor LANDING, (2'7" x 8'6"), fully carpeted, recess ceiling spotlight. BEDROOM 3, (12'2" x 14'3"), fully carpeted, pendant ceiling light, part pitch to ceiling, multiple eaves storage cupboards and large glazed window to back elevation with impressive views over Cowbridge and the Vale countryside

beyond. Door to EN-SUITE SHOWER ROOM, (3'5" x 7'2"), wood effect floor, modern low-level WC, matching wall mounted wash hand basin cupboard below, chrome heated towel rail, fully tiled mains fed shower enclosure with sliding glass door and velux window. BEDROOM 4 (12'7" x 14'3"), fully carpeted, pendant ceiling light, part pitched ceiling, multiple eaves storage cupboard and separate wardrobe with hanging rail and a large window to rear elevation with unspoiled town and countryside views. Door to EN-SUITE SHOWER ROOM (3'5" X 7'2") wood effect floor, modern low-level WC with matching wall mounted wash hand basin cupboard below, chrome heated towel rail, fully tiled mains fed shower enclosure with sliding glass door and velux window.

Detached tandem DOUBLE GARAGE and WORKSHOP, (26'1" x 8'9"), manual up and over door, power and lighting, internal door steps down to a rear workshop with side door and window to garden. Natural stone wall, gated entrance to the front leads to a long stone effect concrete drive with multiple parking spaces (approx 5 cars), well-kept flat lawn and establish stocked borders and patio area.

Gated access from both sides to the rear garden offers a top level paved seating area, lower lawn, paved patio enjoying elevated views across Cowbridge and the countryside afar.



TOTAL FLOOR AREA: 1835 sq.ft. (170.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office travel in an easterly direction up The High Street to the traffic lights. Turn right at the traffic lights and then immediately right again onto Broadway. Follow this road past the school where No. 48 lies on your right hand side.

Tenure

Freehold

Services

Council Tax Band G

EPC Rating

Viewing strictly by appointment through
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Energy performance certificate (EPC)

48, Broadway Cowbridge CF71 7YL	Energy rating D
Valid until 29 July 2028	Certificate number 2278-8038-7263-5298-4994

Property type
Detached bungalow

Total floor area
160 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rented-properties). <https://www.gov.uk/guidance/energy-ratings-for-rented-properties>

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

