

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

20 The Broad Shoard, Cowbridge

Cowbridge

£549,500

20 The Broad Shoard

Cowbridge

Extended four bedroom detached home, ideally located in a quiet cul-de-sac with open aspect to sports fields behind and a short, level walk to Cowbridge town centre and amenities.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- Extended detached house in a highly convenient, central location.
- Entrance hall, living room, extended dining room and generous kitchen breakfast room, downstairs cloakroom.
- Four bedrooms and bathroom.
- Lawned front garden, lengthy brick pavia driveway, car port and garage.
- Private lawned and paved rear garden.
- Quiet location with playing fields to the rear.
- Easy walking access to central Cowbridge amenities.
- A solar panel tariff of 74.37p per kWh and a solar export tariff of 5.25p per kWh apply.







Upvc double glazed entrance door and side screen to HALLWAY, quarter turn staircase to first floor. CLOARKOOM with ceramic tiled floor, white low level WC, and wash hand basin with vanity cupboard, tiled splashback and frosted double glazed window. Front LIVING ROOM, double glazed windows to front elevation, feature fireplace with modern carved stone surround and mantle, extended DINING ROOM, or sitting room, double glazed French doors to private rear garden, substantial KITCHEN BREAKFAST ROOM, range of modern cream base and wall cupboards with granite worktops and splashbacks, inset stainless steel sink and mixer tap. Integrated Neff twin ovens and warming drawer, gas hob, extractor and dishwasher, undercounter fridge freezer and integrated washing machine, tiled floor, double glazed window and door to side.

Quarter turn staircase to first floor LANDING with loft hatch and doors to four generous bedrooms. PRINCIPAL BEDROOM, double glazed window to rear, wardrobes to remain. Double BEDROOM TWO, aspect to front garden, built-in cupboard with wall-mounted Worcester combination boiler and slatted helving. BEDROOM THREE, built-in double wardrobe and view to cricket and rugby pitches to rear. BEDROOM FOUR, potentially a small double room with double glazed window to front. BATHROOM, white suite, including panelled bath with glazed shower screen and mains shower attachment, pedestal wash hand basin and low level WC, tiled floor, part tiled to walls, heated towel rail and frosted double glazed window.

Lawned front garden with shaped laurel shrubbery, lengthy brock paviour driveway leading to cantilever car port, providing sheltered access to side entrance door, single up and over door to GARAGE. Wrought iron gate to side path leading to rear garden which is paved and lawned with mature shrubbery, timber framed garden shed to remain.



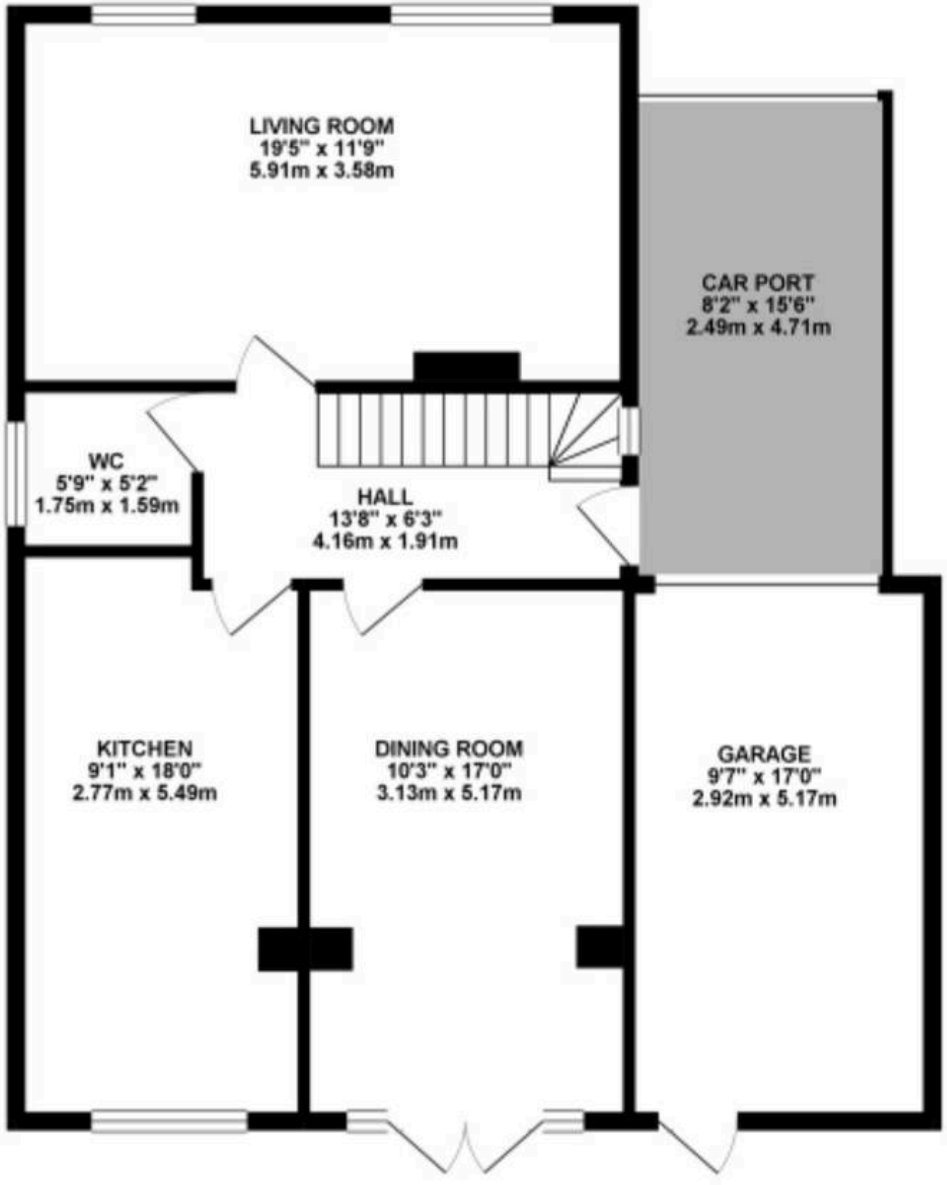




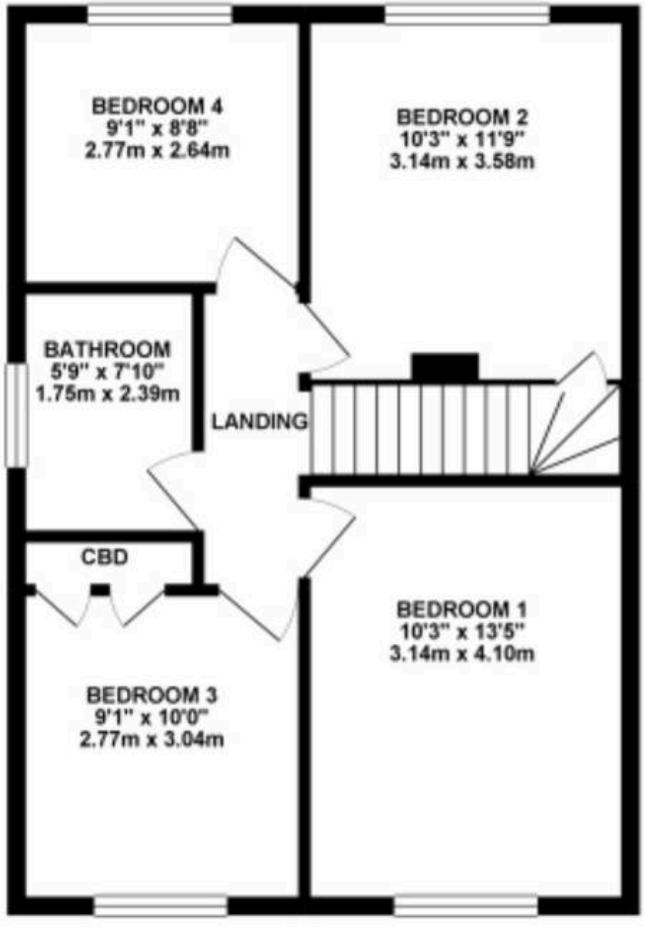




GROUND FLOOR 840.35 sq. ft.
(78.07 sq. m.)



1ST FLOOR 546.33 sq. ft.
(50.76 sq. m.)



TOTAL FLOOR AREA : 1386.69 sq. ft. (128.83 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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