



15 Broadway, Cowbridge, Vale Of Glamorgan, CF71 7ER

£695,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



A SPACIOUS FOUR BEDROOM DETACHED PROPERTY ON A GENEROUS PLOT. Set on approximately 0.22 of an acre and offering around 2175 square foot ( 202 square meters) of living space. Built in the 1960's offering excellent versatile accommodation and plenty of scope, with garden to the front, rear and side. A stone wall surrounds the front of the property and there is ample private parking. The three reception rooms offer a chance of a guest room/fifth bedroom or office space. The bedrooms are all 'honest' double bedroom sizes and the garden sweeps around the property offering a large flat lawned area, patio and further garden area with greenhouse, trees and vegetable patch / space for a large shed or play area. The property is quite unique and was the 'builders plot' when this row of houses were built.

## GROUND FLOOR

### Hallway

Enter the property via uPVC front door into the hallway with stairs leading to the first floor. Doors leading into Reception Room, Shower Room, Kitchen, Dining Room and Lounge. Radiator, wood effect vinyl flooring and power points.

### Reception Room

5.49m x 2.95m (18' 0" x 9' 8")

uPVC window overlooking the front of the property and side of the property. Fitted carpet, radiator, power points and ceiling light. The room has sink and base units which gives it an option of being a guest room, fifth bedroom or reception room.

### Shower Room

1.76m x 3.93m (5' 9" x 12' 11")

uPVC window to the side of the property. Walk in shower cubicle with electric shower fitting, Low level W.C.. Wash hand basin and pedestal. Tiled flooring, radiator and celing lights.

### Office

3.93m x 1.93m (12' 11" x 6' 4")

uPVC window overlooking the side of the property. Fitted carpet, radiator, power points and ceiling light.

### Kitchen

3.73m x 3.24m (12' 3" x 10' 8")

uPVC window overlooking the rear of the property. Fitted with oak wood base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink unit with mixer tap over. Built in double electric oven. Electric ceramic hob with extractor fan over. Space for white goods. Radiator, vinyl flooring, power points. Doors leading into dining room and Utility Room.

### Utility Room

3.73m x 1.62m (12' 3" x 5' 4")

Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Space and plumbing for white goods. uPVC door leading out to the rear garden. uPVC windows to the side and rear of the property. Vinyl flooring, power points.

### Dining Room

3.44m x 3.27m (11' 3" x 10' 9")

uPVC windows overlooking the rear of the property. Space for dining furniture. Fitted carpet, radiator, power points and ceiling light. Open plan design through to the lounge.

### Lounge

5.39m x 3.74m (17' 8" x 12' 3")

uPVC double glazed French doors and windows to the rear. and garden. Feature fire place with solid fuel burner. Wood clad surround Fitted carpet, radiator, power points and ceiling lights.

### Garden Store

2.66m x 2.79m (8' 9" x 9' 2")

Two uPVC doors leading into the garden and garage. Power points.

### Garage

7.76m x 3.12m (25' 6" x 10' 3")

Fitted with an up and over door. Light and power points. Door leading into Garden Store.

## First Floor

### Landing

Doors leading into all bedrooms and family bathroom. Airing cupboard housing combination boiler. Carpeted flooring. Location of loft access.

### Bedroom One

5.49m x 3.06m (18' 0" x 10' 0")

uPVC door and window to the rear balcony and garden view. Fitted wardrobes, fitted carpet, radiator, power points and ceiling lights. Doorway to utility room.

### En-Suite

uPVC double glazed window to the front. Walk in quadrant shape shower cubicle. Low level WC and wash hand basin with pedestal.

### Bedroom Two

3.66m x 4.34m (12' 0" x 14' 3")

uPVC window overlooking the rear of the property. Fitted cupboards, fitted carpets, radiator, power points and ceiling light.

### Bedroom Three

3.45m x 3.37m (11' 4" x 11' 1")

uPVC window overlooking the rear of the property. Fitted carpet, radiator, power points and ceiling light.

### Bedroom Four

3.63m x 3.00m (11' 11" x 9' 10")

uPVC window overlooking the rear of the property. Fitted carpet, radiator, power points and ceiling light.

### Bathroom

2.00m x 2.35m (6' 7" x 7' 9")

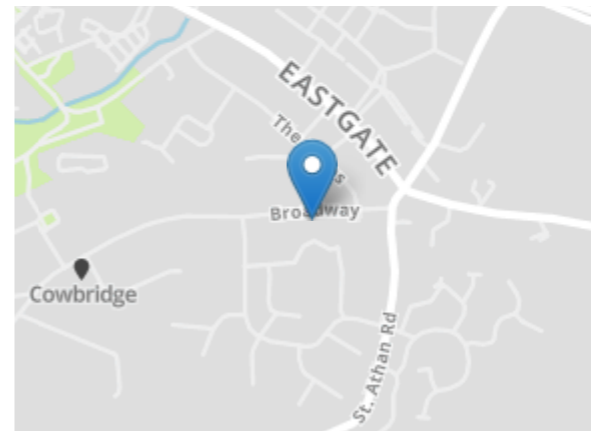
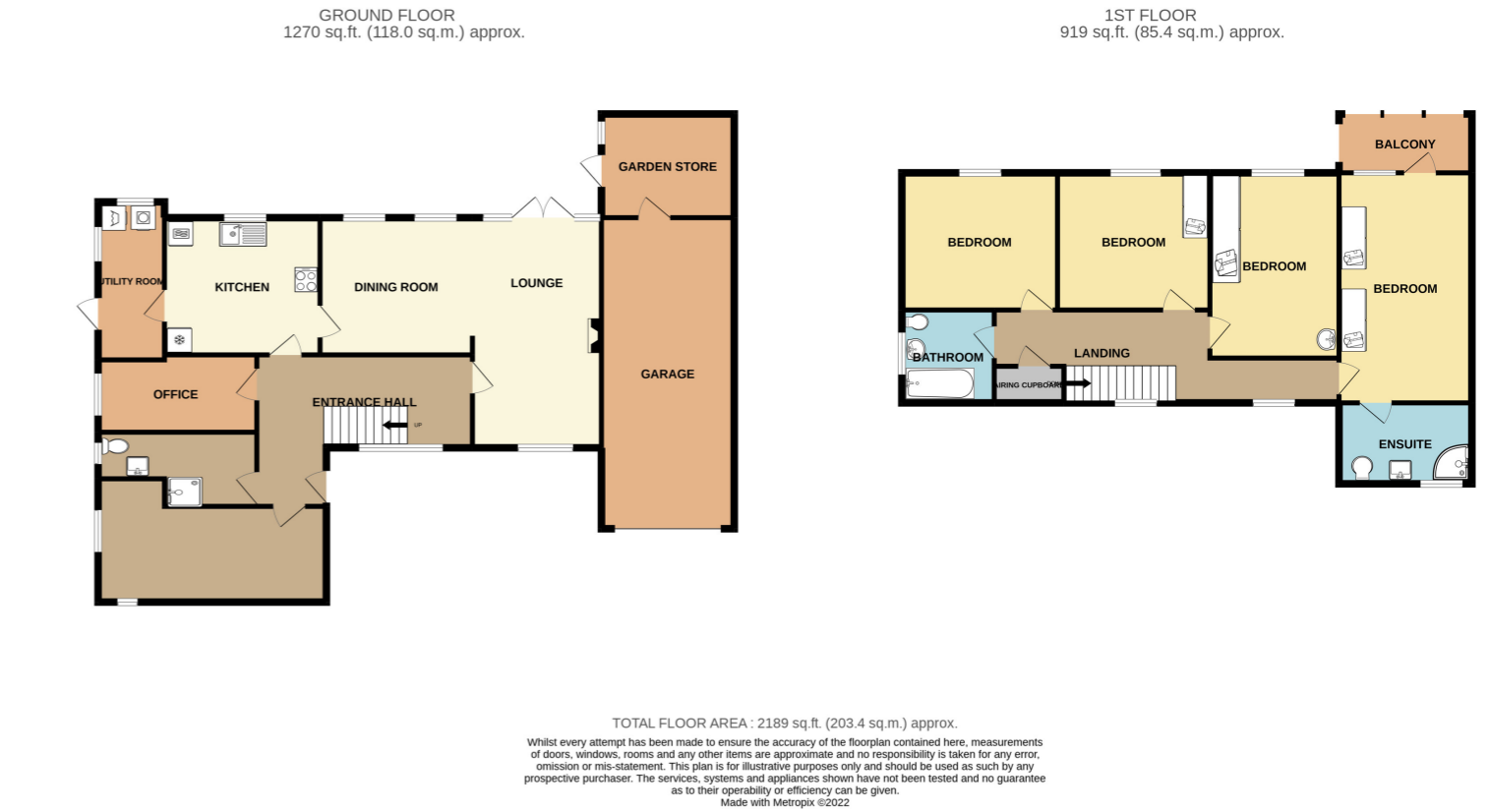
uPVC double glazed window to side. Panel enclosed bath with shower fitting over. Low level WC. Wash hand basin on pedestal. Radiator, tiled flooring and walls.

## EXTERNAL

### Garden

The front of the property offer a block base driveway and parking for a number of vehicles. Enclosed by a stone wall, there is access to the front door, garage door and side entrance to the rear. There is also room for a gardening area.

To the rear of the property is a fully enclosed by stone wall and wood panel fencing. A very generous sized, southerly facing garden with a mixture of grass, patio, planting areas, trees, greenhouse and barbeque areas. There is also access to the garden store room.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

**PROPERTY MIS DESCRIPTION ACT 1991:** All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

**PROCEEDS OF CRIME ACT 2002:** Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.