

£1595.000  
Nov. 17.



13 BROADSHOARD HOUSE, WESTGATE,  
COWBRIDGE, VALE OF GLAMORGAN, CF71 7EL



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# BROADSHOARD HOUSE, WESTGATE, COWBRIDGE, CF71 7EL

A STUNNING PERIOD HOME SET WITHIN YARDS OF COWBRIDGE TOWN CENTRE.

- Cardiff City Centre 12.9 miles
- M4 (J33) 11.9 miles

## Accommodation & Amenities:

- Large Feature Entrance Hall With Oak Flooring • Sitting Room • Lounge • Kitchen/Breakfast Room • Utility Room • Shower Room •

- Four Good Sized Bedrooms • Family Bathroom •

## Gardens & Grounds:

- Private Enclosed Rear Garden & Side Patio • Large Garage •



## Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,  
CF71 7AE

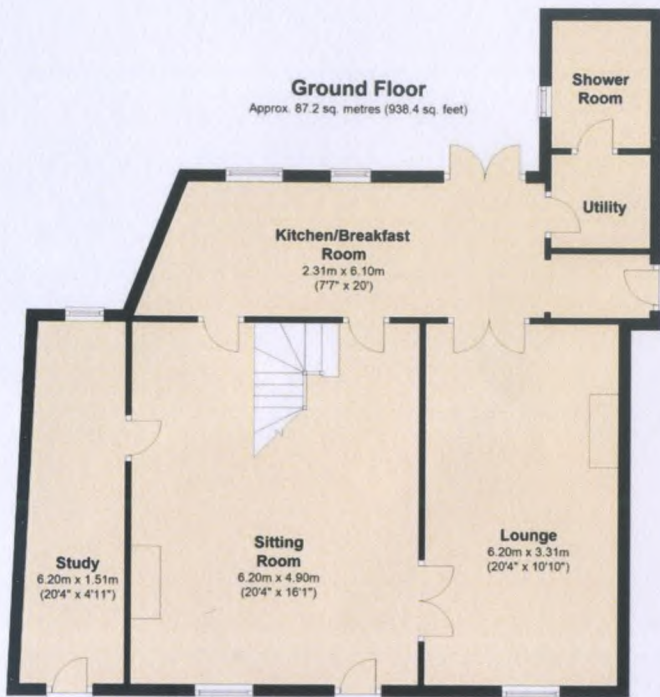
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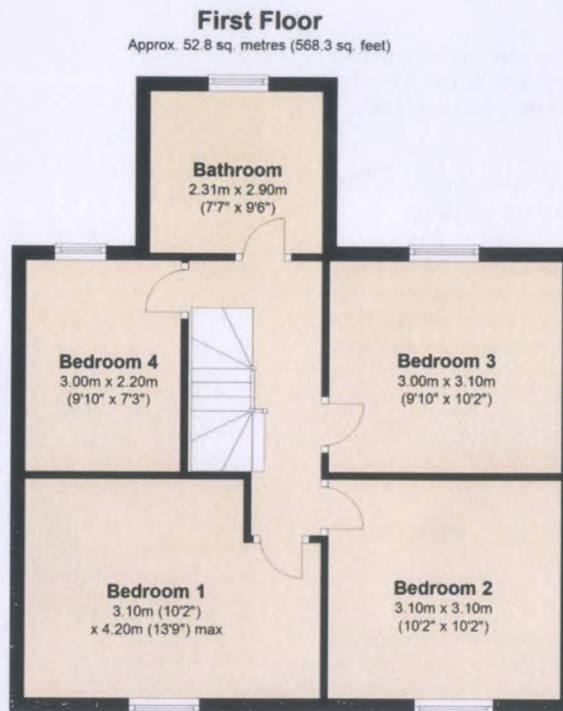
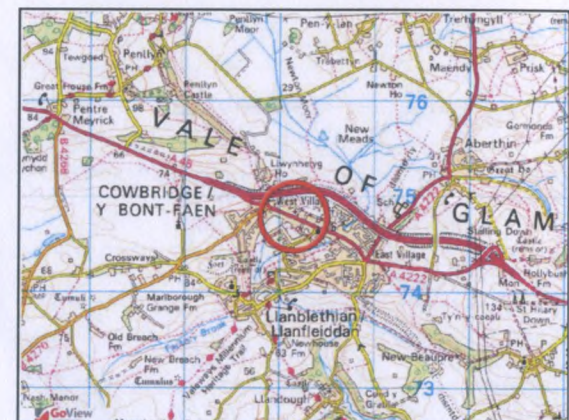
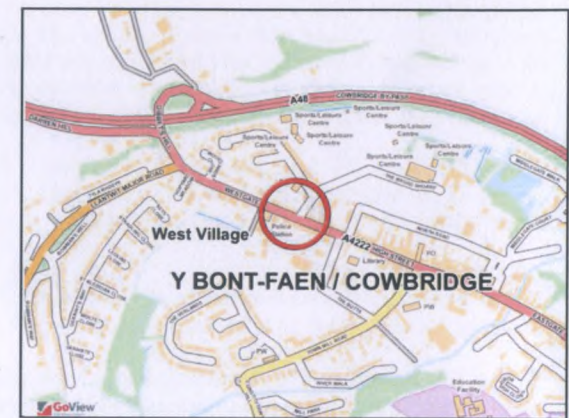
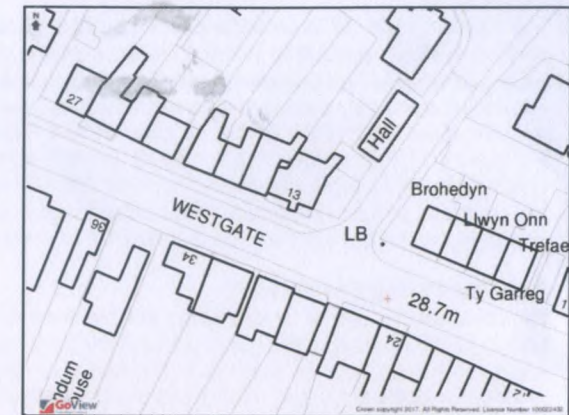




Total area: approx. 140.0 sq. metres (1506.7 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	62	(55-68) <b>D</b>	57
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### SITUATION

The Market Town of Cowbridge has a range of shops and services to suit all needs and all of which are within walking distance of the property. There are well regarded local primary and secondary schools in addition to a public library, health centre and Old Hall Community Centre. Recreation facilities include a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as a main-line rail connection to London in around two hours. The heritage coast, with its diff top walks and mixture of sandy and stony beaches, lies to the south and west.

### DESCRIPTION OF PROPERTY

Broadshoard House is a stunning, double fronted property situated on Westgate, conveniently located within yards of Cowbridge town centre. The open plan entrance hall includes a staircase leading to the first floor and under stairs storage. This light and airy space opens into a sitting room with a feature log burner and solid oak flooring providing ample space for seating and dining. The lounge is fitted with a feature fireplace and double doors opening into the kitchen/breakfast room. The kitchen/breakfast room provides space for entertaining and looks out over the rear enclosed garden. Fitted with a range of solid oak units, slate worktops and a ceramic sink, an integral dishwasher and two-oven, gas fired 'Aga' are both to remain. There is access from the kitchen to both the side and rear gardens. Further to the ground floor is a study with independent access, a utility area and shower room.

To the first floor are four good sized bedrooms. Two bedrooms look over the rear garden; and two bedrooms look onto Westgate. All these bedrooms have use of a contemporary family bathroom with enamelled bath, modern basin and dual flush WC.

### GARDENS AND GROUNDS

From Westgate, Broadshoard House is accessed via wrought iron gate into an enclosed forecourt garden with paving leading to the principle entrance doorway.

To the 'Broadshoard' side of the property is a generous garage, accessed via wooden side-hinged doors; it has power connected. A courtyard side garden accompanies the property, paved with flagstones. To the rear of the property is an enclosed garden, currently landscaped with flagstone paving, bordered by flowerbeds and stone walling, the rear garden also provides access to the detached double garage.

### TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.

### DIRECTIONS

From our Cowbridge office, travel along High Street into Westgate. Broadshoard House is located on the junction of Westgate and The Broadshoard.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.









