



40 The Broad Shoard
Cowbridge, Vale of Glamorgan, CF71 7DB

Watts
& Morgan



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£439,950 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A beautifully presented three-bedroom semi-detached home in the heart of Cowbridge, set on the quiet and desirable Broad Shoard just moments from the High Street. This recently renovated property boasts a stunning herringbone floor, a stylish Magnet kitchen with integrated appliances, a sun room, and a modern family bathroom. With two double bedrooms, a third single bedroom/home office, ample parking, garage with infrared sauna, and private porcelain-tiled garden, this home offers comfortable, contemporary living in an enviable location—within walking distance and catchment of Cowbridge Comprehensive School.



Directions

Cowbridge Town Centre – .0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pontyclun – 13.0 miles

Your local office: Cowbridge

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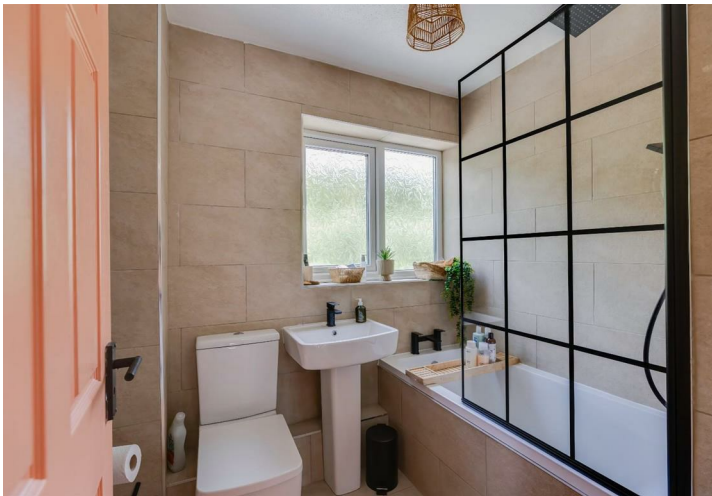
Summary of Accommodation

About the Property

Nestled in the heart of Cowbridge, this beautifully presented three-bedroom semi-detached home enjoys a quiet position on the desirable Broad Shoard, just a flat, short walk from the bustling High Street. Ideally located within walking distance of the highly sought-after Cowbridge Comprehensive School, the property sits within its official catchment area, making it perfect for families.

Recently renovated to a high standard, the home features stylish design elements throughout. A striking herringbone floor runs seamlessly through the entrance hall, living room, and kitchen, adding warmth and character. The newly fitted Magnet kitchen includes a suite of integrated appliances—fridge/freezer, dishwasher, single oven, microwave, and a slimline wine fridge—creating a sleek, modern space for everyday living and entertaining.

To the rear of the property is a cosy sun room, perfect for enjoying views of the garden year-round. Upstairs, you'll find a recently refurbished three-piece family bathroom, two generously sized double bedrooms, and a third single bedroom currently used as a home office.

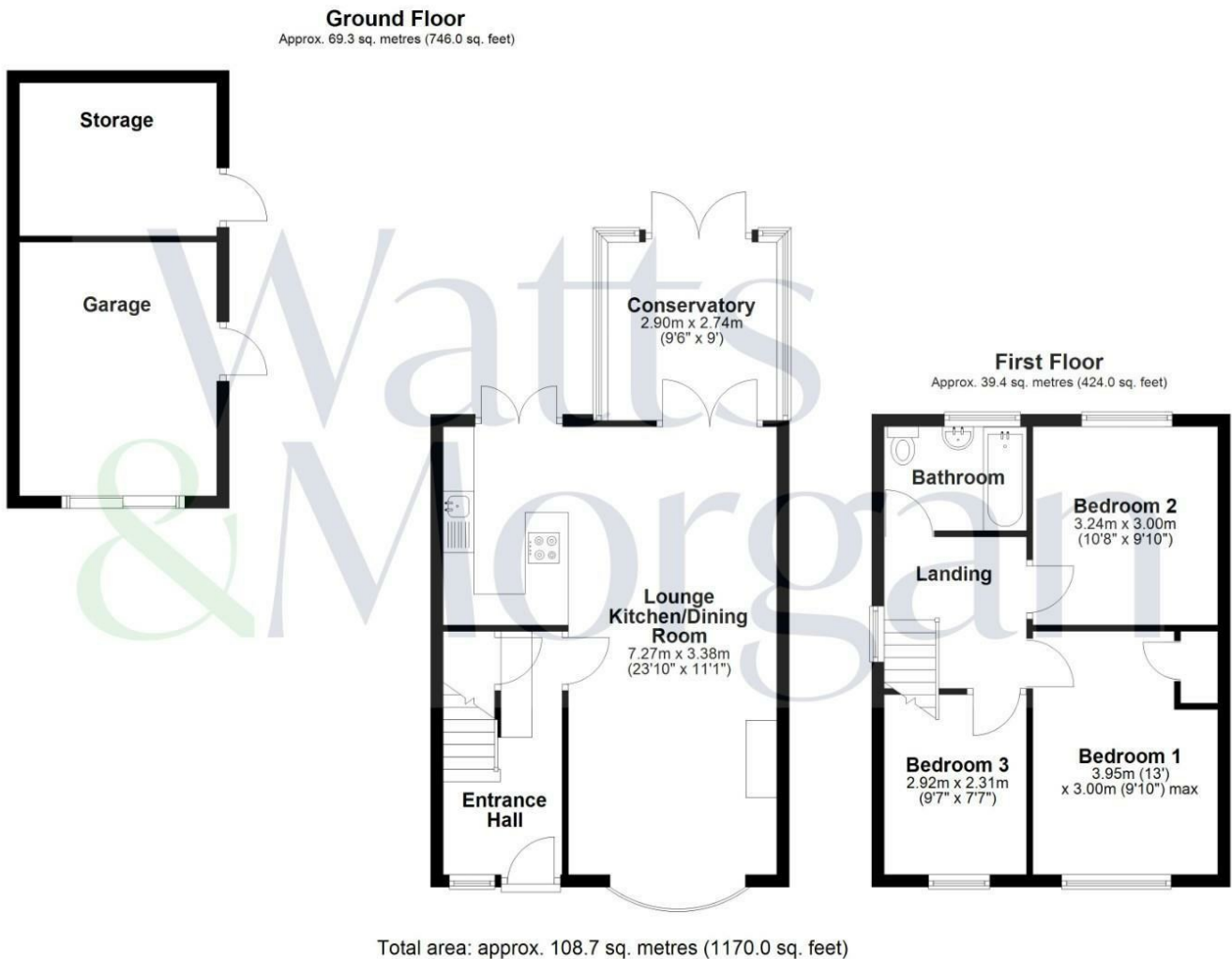


Garden & Grounds

The rear garden is a low-maintenance yet stylish outdoor space, finished in contemporary porcelain tiles and bordered by a line of mature trees that provide excellent privacy. A second outbuilding offers handy storage for tools or garden furniture, while the garage houses an infrared sauna, which is to remain with the property. Ample off-road parking completes the offering, making this a practical and well-rounded home inside and out

Additional Information

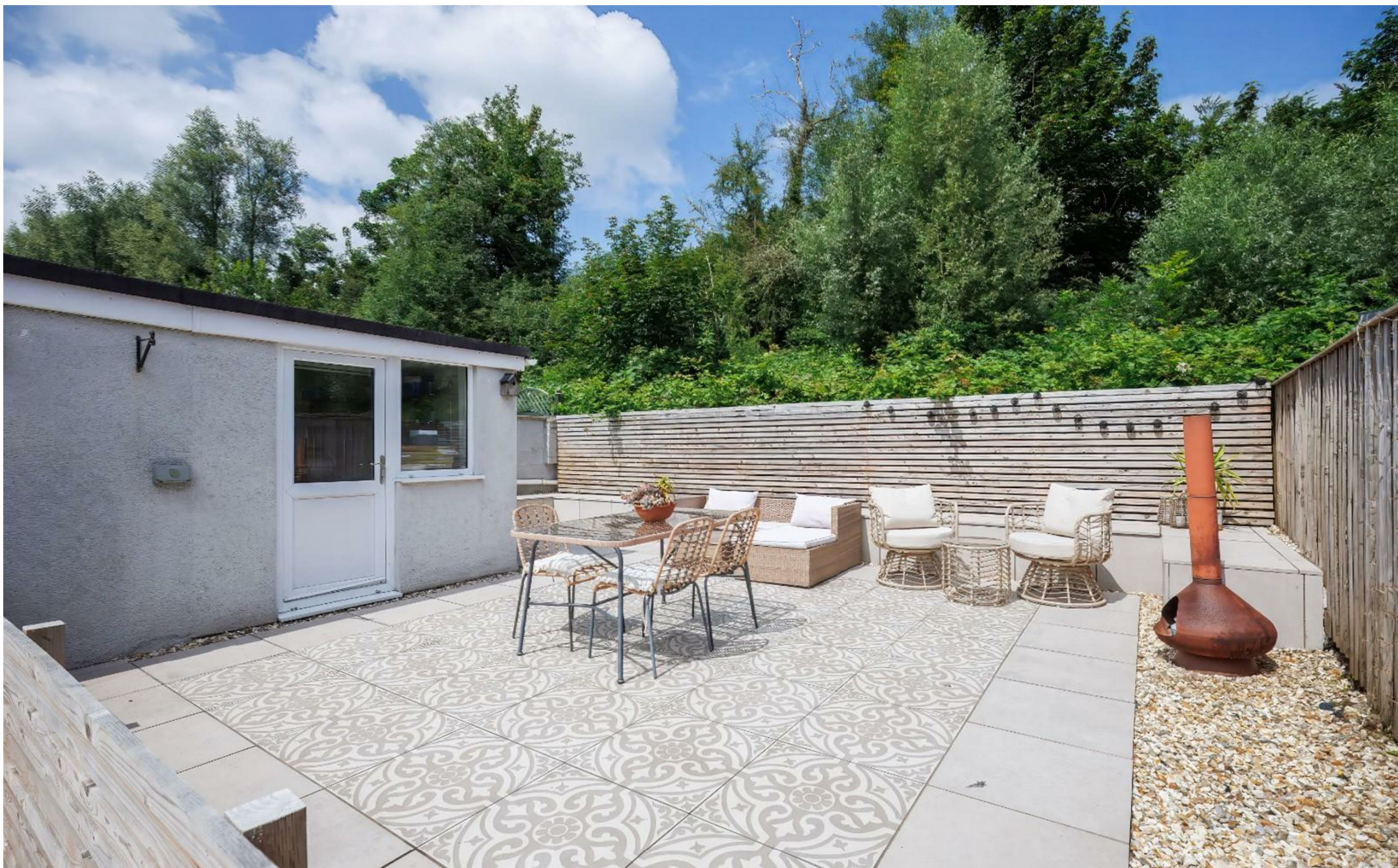
Freehold. All mains connected. Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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	



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 any part of any contract.



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