



Manor Haf, 70 Broadway  
Cowbridge, Vale of Glamorgan, CF71 7EW

Watts  
& Morgan



# Manor Haf, 70 Broadway

Llanblethian, Cowbridge, Vale of Glamorgan,  
CF71 7EW

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**£650,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A delightful three-bedroom detached home occupying a superb position in the picturesque village of Llanblethian, adjoining the popular market town of Cowbridge. Offering flexible living accommodation, attractive gardens, and easy access to excellent local facilities and schooling, this property presents an ideal opportunity for those seeking a well-located family home in one of the Vale of Glamorgan's most desirable settings.



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## Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 12.9 miles

M4 Motorway, J35 Pencoed – 7.1 miles

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Your local office: Cowbridge

T: 01446 773500

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## Summary of Accommodation

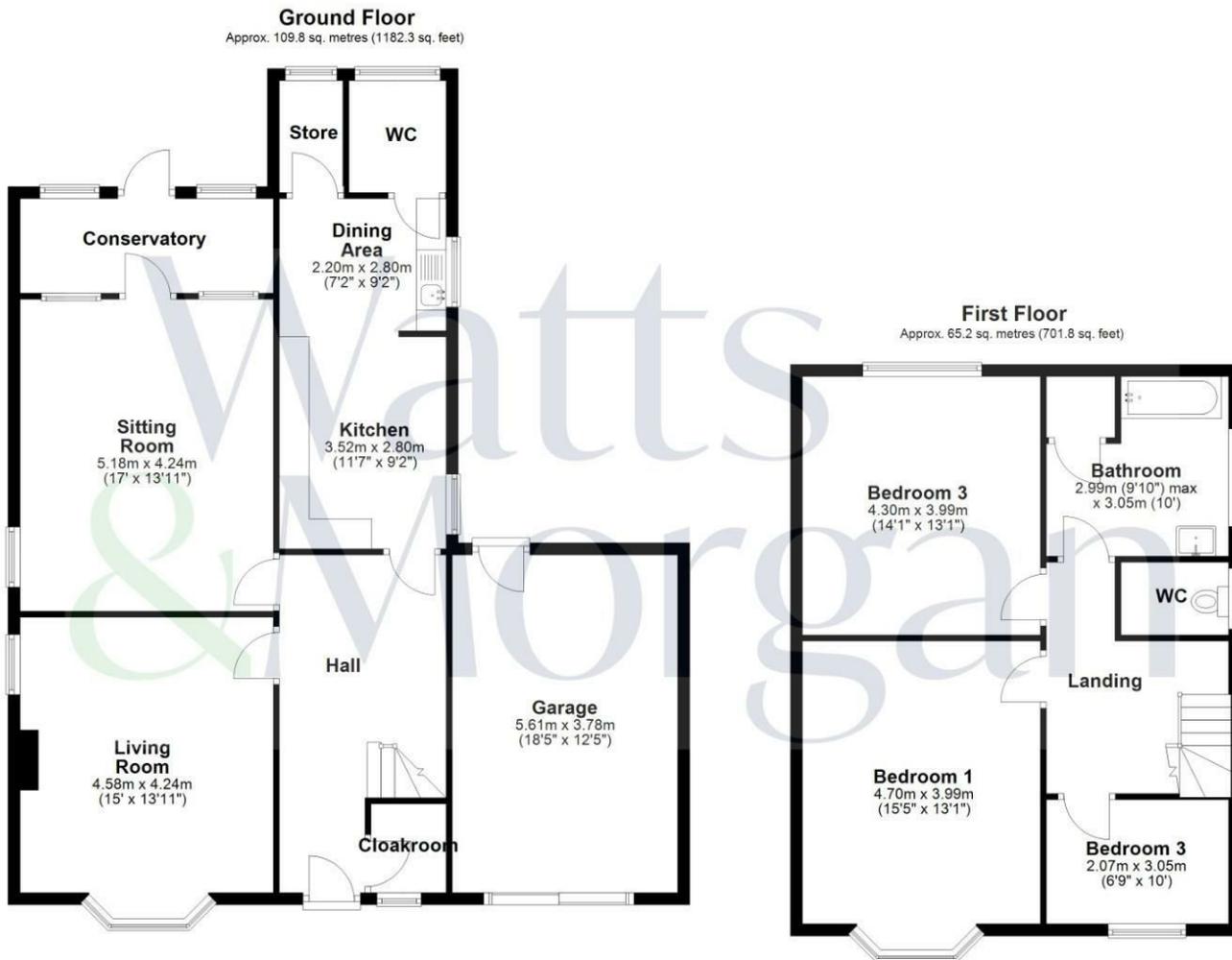
### About The Property

Situated in a fantastic position within the highly sought-after village of Llanblethian, this charming three-bedroom detached home offers a wonderful opportunity to enjoy village living within easy reach of Cowbridge and all its amenities.

Upon entering the property, you are greeted by a welcoming hallway laid with attractive woodblock herringbone flooring that continues through to both reception rooms. The first reception room enjoys a large bay window overlooking the front garden and a central fireplace, currently housing a gas fire, creating a warm and inviting space.

The second reception room is a versatile space, ideal as a formal dining room, family sitting room, or playroom, and opens into a small conservatory with views over the rear garden. The kitchen/dining room offers ample room for everyday family life and entertaining, complemented by a walk-in pantry and access to a downstairs WC.

Upstairs, the property features two double bedrooms and a single bedroom, along with a separate WC and a three-piece family bathroom.



Total area: approx. 175.0 sq. metres (1884.1 sq. feet)

### Garden & Grounds

The property stands within a generous wrap-around garden, offering a lovely combination of lawned areas, mature borders, and seating spaces ideal for outdoor relaxation and entertaining. A driveway provides parking for at least two vehicles, and there is a single integrated garage with both vehicular and pedestrian access.

The home enjoys a superb plot that captures the peaceful village atmosphere of Llanblethian, while still being just a short walk from Cowbridge's shops, schools,

### Additional Information

Freehold. All Mains Connected. Council Tax Band ..No On Going Chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	72
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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