



Segton, 66 Broadway
Cowbridge, Vale of Glamorgan, CF71 7EW

Watts
& Morgan



Segton, 66 Broadway

Llanblethian, Cowbridge, Vale of Glamorgan,
CF71 7EW

£695,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A fully modernised and impressive detached family home, located within the sought after village of Llanblethian and a short walk to Cowbridge town centre.

A true bungalow offering flexible accommodation throughout.

Accommodation comprises;
Entrance hall, bay-fronted lounge with log burner, superb open-plan kitchen/dining room, three double bedrooms and two sleek bathrooms.

Externally offering ample driveway parking leading to a detached single garage, and a private west-facing mature garden to the rear. Underfloor heating throughout.

Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 12.0 miles

M4 Motorway – 6.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

This sizeable, detached bungalow has been thoughtfully and impressively renovated throughout, and enjoys a good sized level rear garden.

A composite door opens into the hallway fitted with mandarin stone floor tiles and provides access to the loft space with full lighting and a pull-down ladder. The hall leads directly into the superb open-plan entertaining space which is flooded with plenty of natural light provided by the floor-to-ceiling aluminium anthracite sliding doors, and a broad skylight lantern to the centre of the dining space.

The kitchen has been fitted with a range of good quality 'Howdens' shaker-style units with Corian stone work surfaces and co-ordinating central island with breakfast bar area for high stools. Appliances to remain include: an oven with grill, dishwasher and a freestanding Smeg range cooker. Further appliances which can be negotiable to include; American-style fridge/freezer and a Miele microwave. The kitchen / dining space is the heart of this renovated home and is fitted with engineered oak flooring with underfloor heating.

The lounge is located to the front of the property and has a broad uPVC bay window with deep sill and hidden storage within. This room offers a central log burner set on a slate hearth, and features contemporary wood panels fitted to either side alcove. The engineered oak flooring continues through with underfloor heating.

All three bedrooms are spacious, good sized double rooms with each room having their own access into a bathroom.

The family bathroom is shared with bedrooms one and three, and has been fitted with a sleek 4-piece suit to include; a panlled bath and a separate walk-in double shower enclosure with dual shower over. This bathroom has an opaque uPVC window to the side aspect and benefits from predominately tiled walls and flooring.

Bedroom two is located to the rear of the property with its own aluminium French doors leading to the garden. This room has the benefit of its own luxurious 4-piece ensuite bathroom with a freestanding dual-ended 'Lusso' stone bath and a separate corner shower enclosure.



Accommodation
Approx. 122.4 sq. metres (1317.8 sq. feet)



Total area: approx. 122.4 sq. metres (1317.8 sq. feet)

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

Garden & Grounds

Set back from Broadway over a deep grass verge lies Segton with its large driveway parking area leading to a single, brick-built garage accessed via a manual up and over door with full power supply.

The generous, enclosed west facing garden to the rear has been mainly laid to lawn and includes a small pond, vegetable patch and a number of fruit trees to include; apple, damson and cherry. The garden has been landscaped to offer a large slate patio area which is ideal for al-fresco dining, and enjoys a great deal of privacy, to enjoy the late afternoon sun.

Additional Information

Freehold. All mains services connected. Gas-fired combi central heating and underfloor heating throughout. Council tax band G.

Note: planning permission is in place to convert the property from a bungalow to a house and/or to build a single storey extension to the west of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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