



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

Watts  
& Morgan



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**Guide Price £575,000 Freehold**

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

26 Broad Shoard is a spacious detached four-bedroom home set in one of Cowbridge's most sought-after addresses. With generous interiors, a versatile layout, and private gardens, the property is ideally positioned for modern family living. Offered to the market with no onward chain and just a short, level walk from Cowbridge High Street, this is a rare opportunity to acquire a spacious family home in the heart of the Vale of Glamorgan.



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### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 17.0 miles

M4 Motorway Pontyclun – 5.8 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

### About The Property

Located in the heart of the popular market town of Cowbridge, 26 Broad Shoard offers a spacious and versatile detached home within easy walking distance of the High Street. With four bedrooms and generous living accommodation.

On the ground floor, the bright and airy living room provides an inviting space for relaxation, complemented by a formal dining room with French doors opening directly onto the garden. A separate sitting room offers flexibility, ideal as a home office, snug, or playroom. The kitchen includes ample storage together with an integrated Neff dishwasher and single oven, while a sun room provides a further connection to the garden. A large downstairs WC and separate utility room enhance the home's everyday functionality.

Upstairs, there are three well-proportioned double bedrooms and a comfortable single bedroom, all served by a modern family shower room. With its generous layout and attractive position in one of Cowbridge's most desirable residential areas, the property provides an excellent opportunity for buyers seeking a well-maintained home with scope for personalisation.

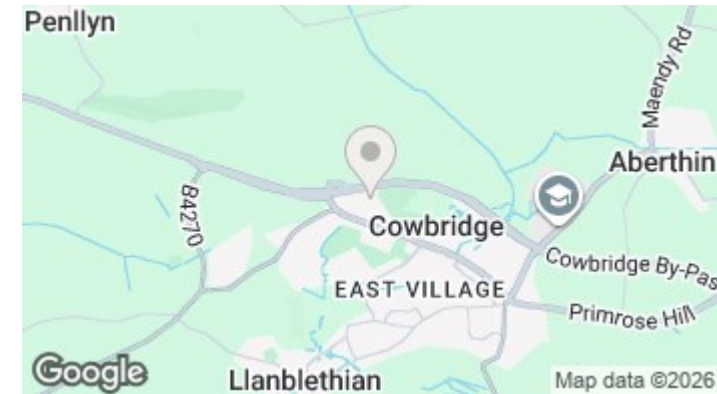
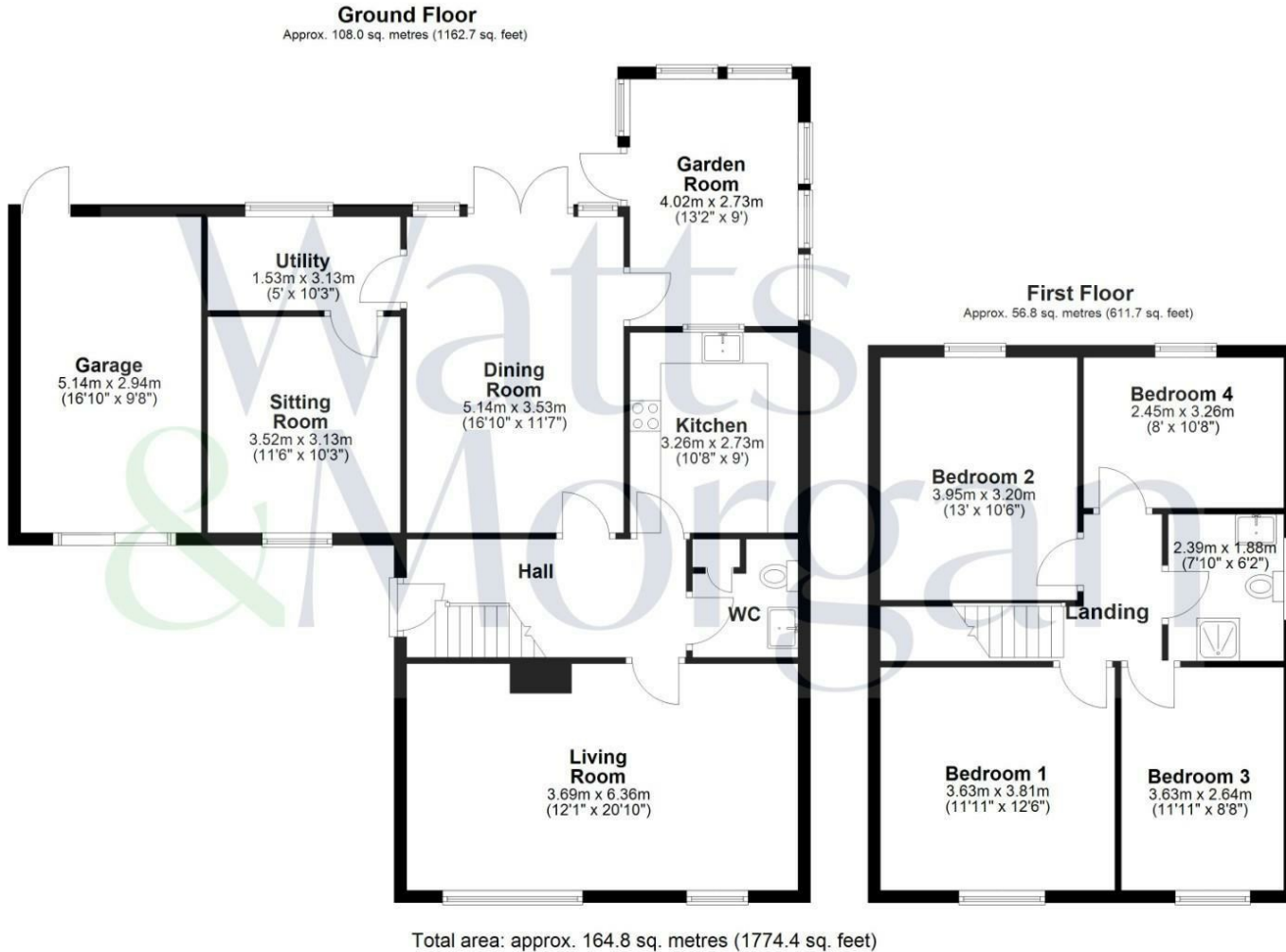


## Garden & Grounds

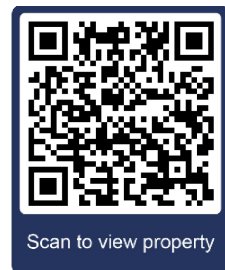
The rear garden enjoys a private and established feel, with mature trees creating a sense of seclusion. A mix of lawn and patio areas make it ideal for outdoor dining and relaxation. The property also benefits from a single garage, driveway parking, and side access to the garden.

## Additional Information

Freehold. All Mains Connected. Council Tax Band G. 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	64	72
(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.



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**

T 020 7467 5330

E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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