



26 Badgers Brook Rise, Ystradowen,  
Nr Cowbridge, Vale of Glamorgan, CF71 7TW

Watts  
& Morgan







## 26 Badgers Brook Rise, Ystradowen, Nr Cowbridge, Vale of Glamorgan, CF71 7TW

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**Guide price: £475,000 Freehold**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A detached modern home on this ever-popular development close to the edge of Ystradowen Village and conveniently located within catchment for Cowbridge School. Spacious entrance hallway with cloakroom, living room running the depth of the property, kitchen/dining space with doors opening to the rear garden. Also utility area. To the first floor: landing area with doors to all 4 generous bedrooms and to the family bathroom. All 4 bedrooms with fitted wardrobes, the principal bedroom is en suite. Ample driveway parking and garage, enclosed garden to rear including patio and lawn.

EPC rating: B84

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### Directions

Cowbridge Town Centre – 3.2 miles

Cardiff City Centre – 13.2 miles

M4 Motorway, J34 Miskin – 5.1miles

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## Summary of Accommodation

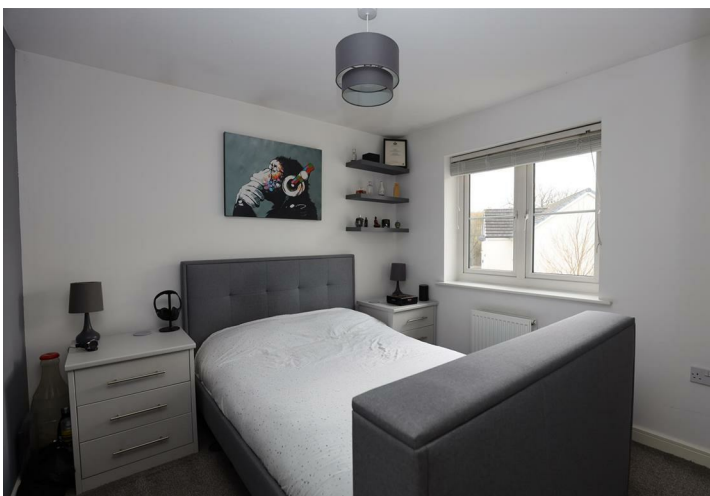
### About the property

No. 26 Badgers Brook Rise is a detached family home, understood to have been occupied by the same owners since new (2018). It provides spacious accommodation in a convenient location, within a short distance of the centre of Ystradowen Village, within catchment for Cowbridge Comprehensive School and within easy reach of Cowbridge town. A ground floor entrance hallway with cloaks cupboard and WC off has doors leading to the living room and to the kitchen/diner. Staircase leads to the first floor. Family living room runs the depth of the property with a window to the front and doors opening to the rear garden. Like the living room, the kitchen overlooks the rear garden with a window from the kitchen space and doors from the dining area opening to a paved patio with lawn beyond. This spacious area includes a good range of fitted units with appliances to remain including: double oven, gas hob, fully integrated fridge, freezer and also dishwasher. An adjacent utility area provides further storage and space/plumbing for washing machine and a dryer.

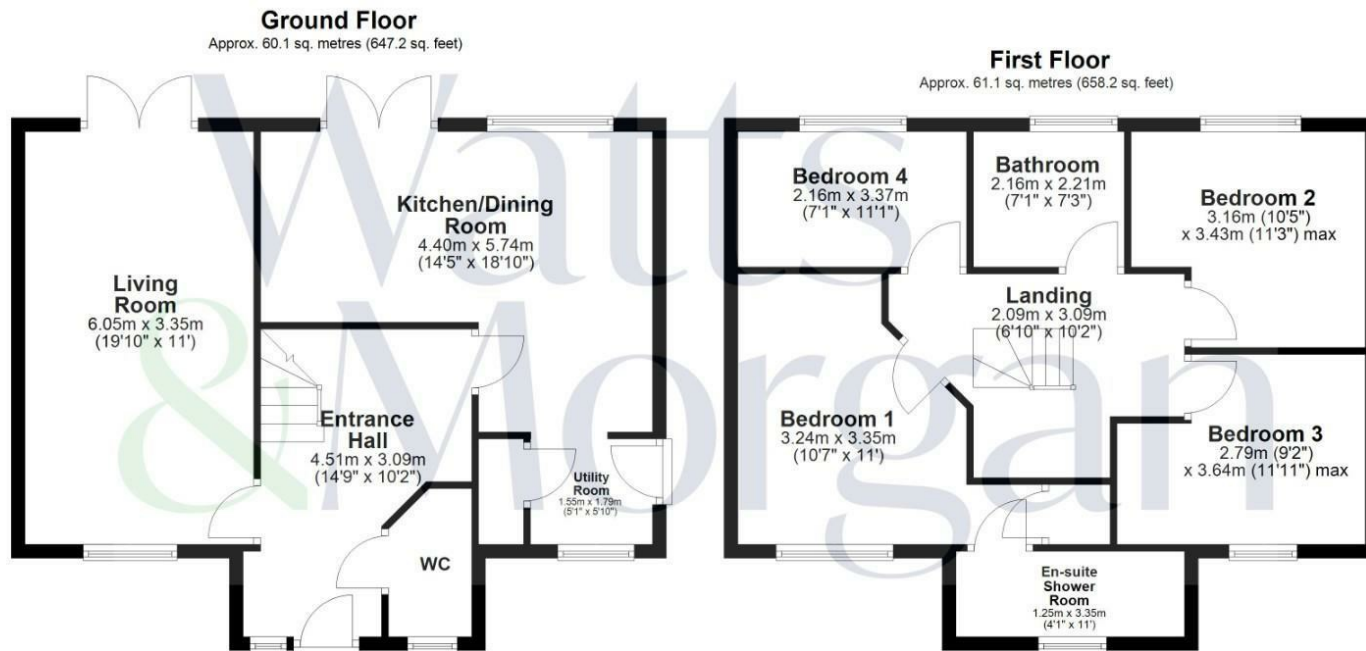
The first floor landing area has doors leading to all 4 bedrooms and to the family bathroom. The largest double bedroom looks to the front elevation and includes its own especially sizeable en suite shower room. The remaining 3 bedrooms are all generous in proportions and all 4 bedrooms include fitted 'Sharps' wardrobes.

### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F



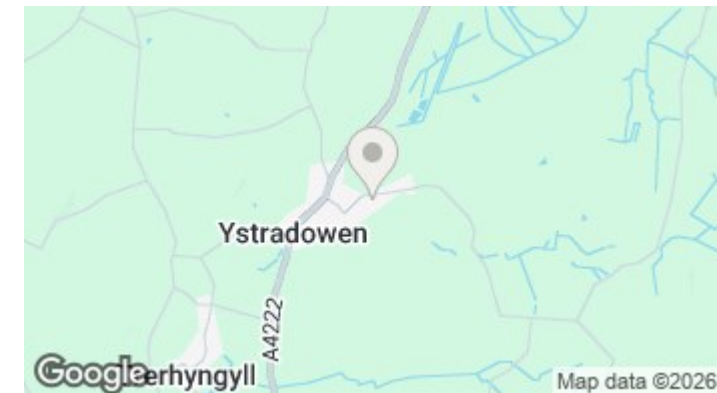




Total area: approx. 121.3 sq. metres (1305.4 sq. feet)

## Garden & Grounds

From its frontage onto Badgers Brook Rise, a drop-down kerb leads onto a long driveway parking area running to the garage. The garage is accessed via an up and over door, has power connected and eaves storage above. The rear garden itself is a sheltered and enclosed space including a paved patio area accessed from both the living room and the kitchen/diner. This leads, in turn, onto a large area of lawn with additional seating area to the far corner of the garden positioned to catch the afternoon and evening sun. A gated entrance, to one side of the house, leads to the front of the property.



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



Scan to view property

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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