



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

Watts  
& Morgan



# 13 Badgers Brook Rise, Ystradowen

Nr Cowbridge, Vale of Glamorgan, CF71 7TW

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## Guide price: £485,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A detached, 4 bedroom family home within this popular development in Ystradowen Village with well maintained accommodation including: entrance hallway with cloakroom and store cupboard, living room running the depth of the property and kitchen/living/dining space with adjacent utility room. Both the kitchen/diner and the living room have doors opening to the garden. Largest, principal bedroom with generous en suite shower room, two further double bedrooms, a fourth single bedroom and family bathroom. Driveway parking and home office/gym in former garage. Enclosed garden to rear with lawn and store shed to remain.



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### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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## Summary of Accommodation

### About the property

Located within this popular new development to the edge of Ystradowen Village, no.13 Badgers Brook Rise is a detached, 4 bedroom family home with garage converted to provide additional work space/gym. A central, tiled hallway features a staircase leading to the first floor while doors lead to a cloakroom; to a store cupboard; and into two further rooms - to the living room and to the kitchen/diner. The living room runs the depth of the property with a window to the front elevation and double doors opening to the rear garden. Like the living room, the kitchen-living-dining space looks to the rear of the property with a window, and adjacent, broad double doors, overlooking, and leading to, the garden. This space is of two distinct areas, the kitchen area being fitted with a good range of contemporary units and work surfaces extending, in part, to form a breakfast bar. Appliances, where fitted, are to remain and include: electric oven, gas hob, fully integrated fridge, freezer and dishwasher. The adjacent living/dining area has doors to the garden and has plenty of room for a family size dining table and additional seating if required. An open square arch links the kitchen to a utility room with space / plumbing for a washer and dryer; a door leadS to the side elevation.

To the first floor, the landing area has doors leading to all four bedrooms and to the family bathroom. The largest, principal bedroom looks to the front and includes a range 'Hammonds' fitted wardrobes and its own particularly generous en suite shower room with walk-in shower cubicle. The second largest bedroom looks to the rear of the property and has its own fitted wardrobes. Bedroom three looks to the front and the fourth, single bedroom overlooks the rear garden.



### Additional information

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

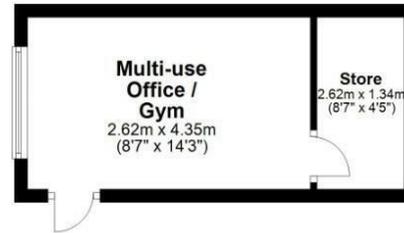
It is understood £150 is payable per annum by all residents of Badgers Brook Rise towards maintenance of the communal areas.

## Garden & Grounds

From the roadway fronting the property, a drop down curb leads onto a double length tarmac driveway parking area. A path from the same leads to the front principal entrance doorway while paving continues and leads, via a timber gated entrance, to a path running to the side of the property to the rear garden. The rear garden is a secure, enclosed space mainly laid to lawn there being a patio area accessed directly from the kitchen/diner and from the living room. This path continues to the former garage, now converted into a multi-purpose, flexible home office/gym. This is a highly desirable additional space including a store room to the rear and useable attic.

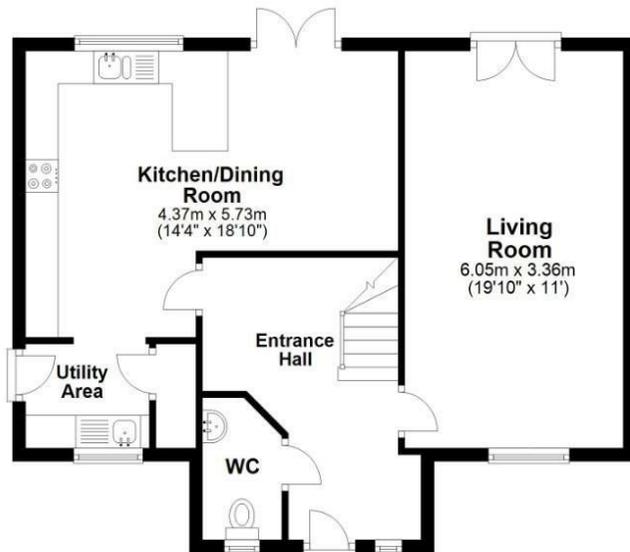
### Garden Room

Approx. 15.2 sq. metres (163.5 sq. feet)



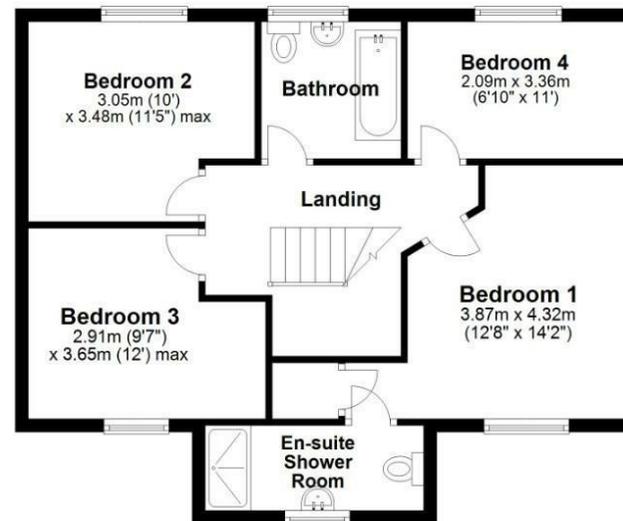
### Ground Floor

Approx. 60.3 sq. metres (649.6 sq. feet)



### First Floor

Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 136.0 sq. metres (1464.4 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(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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