



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

Watts
& Morgan



25 Badgers Brook Rise

Ystradowen, Nr Nr Cowbridge, Vale of Glamorgan, CF71 7TW

Guide price: £399,950 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A wonderfully modern, detached family home in superb order. Beautifully presented accommodation includes: lounge, kitchen-dining room, cloakroom. Largest bedroom with en suite shower room, three further generous bedrooms, family bathroom. Driveway parking for two cars, garage. Lovely sheltered garden to rear with lawn and paved seating areas.

EPC rating: B84

Directions

Cowbridge Town Centre – 3.2 miles

Cardiff City Centre – 15.0 miles

M4 Motorway Groesfaen – 5.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Wonderfully presented, detached family home in immaculate order throughout and located in this popular village close to Cowbridge. Entrance hallway, with WC and cloaks storage cupboard; stairs lead to the first floor while doors open to the family lounge and to the kitchen-diner. Well proportioned lounge looks to the front elevation while the kitchen-dining room runs the width of the property and looks out over - and opens on to - the rear garden. Contemporary fitted unit with appliances to remain including: electric oven, gas hob and fully integrated fridge and freezer; space and plumbing for a washing machine. There is ample space to the centre of the room for a family dining table.

The the first floor, doors lead to all four bedrooms and to the family bathroom. The largest bedroom has its own en suite shower room and looks over the rear garden. The three further bedrooms are all nicely proportioned and all share use of the family bathroom.



Gardens and grounds

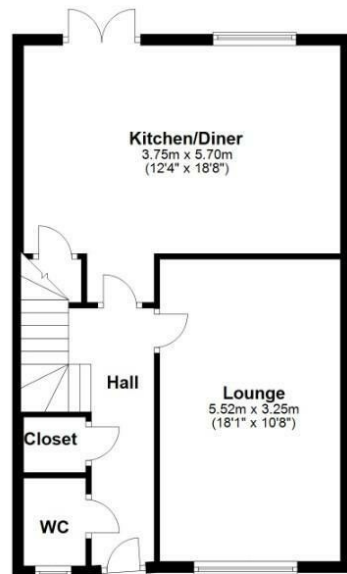
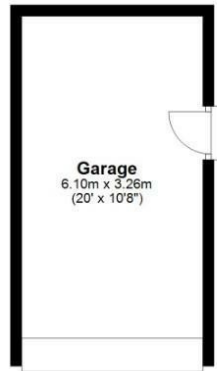
A drop-down kerb leads to the driveway running to the side of the property with parking for at least 2 cars. A pedestrian gated entrance opens into the rear garden while an up-and-over door leads into garage (approx max 6.1m x 3.3m) Power connected; eaves storage. To the rear of the property is a thoughtfully planted, enclosed and sheltered garden featuring a lawn, paving and chipped seating areas.

Additional Information

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

Ground Floor

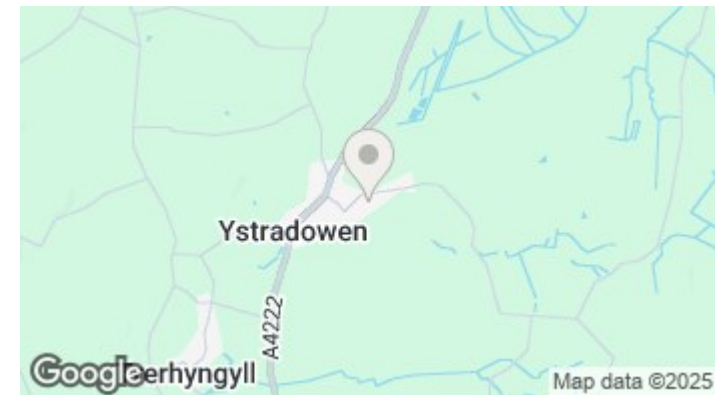
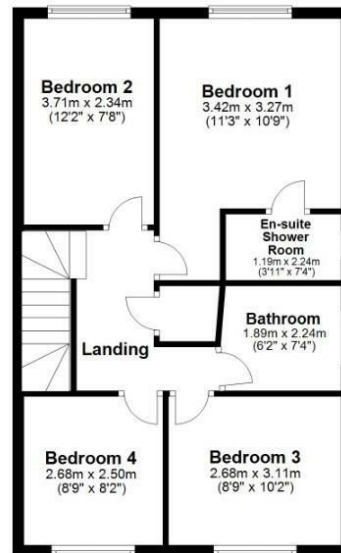
Approx. 73.2 sq. metres (788.4 sq. feet)



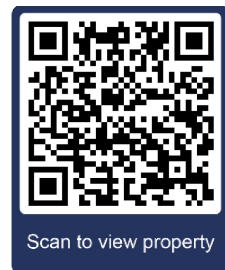
Total area: approx. 127.6 sq. metres (1373.0 sq. feet)

First Floor

Approx. 54.3 sq. metres (584.6 sq. feet)



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.

**Bridgend****T** 01656 644 288**E** bridgend@wattsandmorgan.co.uk**Cowbridge****T** 01446 773 500**E** cowbridge@wattsandmorgan.co.uk**Penarth****T** 029 2071 2266**E** penarth@wattsandmorgan.co.uk**London****T** 020 7467 5330**E** london@wattsandmorgan.co.uk

Follow us on

**Watts
& Morgan**