



1, Badgers Brook Close
Near Cowbridge, CF71 7TY



Watts
& Morgan

1 Badgers Brook Close

Ystradowen, Near Cowbridge CF71 7TY

£1,650 PCM

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Nestled in a highly sought-after village on the outskirts of Cowbridge, this attractive detached family home offers spacious and well-presented accommodation.

The ground floor features a welcoming lounge, a generous kitchen/dining room with French doors opening onto the rear garden, a separate utility room, and a convenient cloakroom/WC.

Upstairs, the property boasts a Master bedroom with en-suite shower room, three further well-proportioned bedrooms, and a contemporary family bathroom.

Externally, the home benefits from driveway parking, a garage, and an enclosed rear garden with a paved patio and lawn.

EPC Rating: D
Council Tax Band: F

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A4222 Aberthin Road. Drive through the villages of Aberthin and Maendy and continue in to Ystradowen. After passing the Meadow Vale public house, take the second right hand turn into St Owains Crescent. No 1 Badgers Brook Close will be on your left, on the corner

SUMMARY

A well presented, detached family home in an ever popular village. The accommodation includes: lounge with bay window, kitchen-dining room with doors opening to the rear garden, Also utility room and cloakroom. Master bedroom with en-suite shower room, 3 further bedrooms and bathroom. Driveway parking and garage. Garden with paved patio area, lawn with mature flower and shrub borders.

SITUATION

The Market Town of Cowbridge has a range of shops and services to suit all needs and all of which are considered to be within walking distance of the property. There are well regarded local Primary and Secondary Schools in addition to a public library, health centre and Old Hall Community Centre. Recreation facilities include a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as a main-line connection to London in around two hours. The area is serviced by the A48 which by-passes the Town along the route from Cardiff to Bridgend and Swansea. The M4 Motorway lies some 7 miles to the north of the Town with Junctions 33, 34 and 35 servicing "The Vale". The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches lies to the south and west.

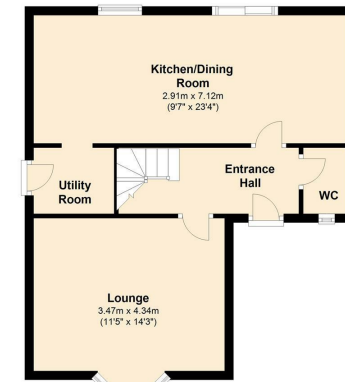
DESCRIPTION OF PROPERTY

- * Detached family home within this much sought after village
- * Entrance hallway with cloakroom and under stairs store
- * Family lounge with deep bay window looking to the front of the property
- * Kitchen-dining room with its contemporary units and appliances to remain including:
- * Adjacent utility room.
- * Double doors from the kitchen open to a paved patio with garden beyond
- * Landing area has doors leading to the all bedrooms and bathroom
- * Master bedroom with en-suite shower room
- * Second double bedroom looking over rear garden
- * Two further bedrooms

GARDENS AND GROUNDS

- * Located to the entrance of the cul de sac
- * Driveway parking area leading to the detached garage
- * Garage with power connected and accessed via an up and over door
- * Enclosed garden to the rear
- * Mainly laid to lawn and including mature borders.
- * Screened by fencing.
- * Paved patio seating area accessed from the kitchen/breakfast room.

Ground Floor



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	83
(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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