



8 Badgers Brook Drive

Ystradowen, Cowbridge, CF71 7TX

£565,000

HARRIS & BIRT



A well appointed, bay fronted family home offering four reception rooms on the ground floor together with a spacious entrance hall, well-fitted kitchen/breakfast room, WC and utility. Upstairs are four bedrooms and two well fitted bathrooms, one of which is an en-suite with the master bedroom. The property enjoys the benefits of full mains gas central heating, solar roof panels and is double glazed throughout. Plenty of driveway parking leads to the detached double garage. Pleasant private back garden with countryside views.

Badgers Brook Drive is a residential cul-de-sac of detached houses in the heart of the popular vale village of Ystradowen, with a good range of local facilities. These include the Parish Church, active village hall with play group, village pub (currently being refurbished) and Tudor garage including small village store. Ystradowen is within the catchment area of the highly regarded Cowbridge secondary school whilst primary schooling is available at the nearby Llansanor "mountain school". The market town of Cowbridge is just a few minutes drive to the south and includes an extensive range of local facilities, as well as schooling, including a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre. Pontyclun is just a few minutes drive to the north with mainline railway station which gets you into Cardiff in about 15 minutes. There is also easy access to the M4 motorway and the major out of town shopping centre at Talbot Green. Ystradowen is situated in the heart of the Vale of Glamorgan with easy access to countryside pursuits and the heritage coastline just a few miles to the south.

- Spacious Detached Property
- Four Reception Rooms
- Private Rear Garden
- Countryside Views To The Rear
- Popular Vale Village
- Four Double Bedrooms
- WC & Utility Room
- Detached Double Garage
- Cowbridge School Catchment
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 10'6 x 10'11 (3.20m x 3.33m)

The property is entered via solid front door with decorative glazed panel into central hall. Recessed cloak cupboard. Wood effect laminate flooring. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 11'5 x 20'5 (3.48m x 6.22m)

Part glazed double doors from hallway. Central feature fireplace with coal effect fire set on decorative marble hearth and surround. Double French patio doors opening out onto rear terrace. Window to front. Wood effect laminate flooring. Radiators. Pendant ceiling lights.

Dining Room 8'9 x 10'0 (2.67m x 3.05m)

Bay window overlooking front. Continuation of wood effect flooring from hall. Radiator. Pendant ceiling light. Door to utility room.

Utility Room 6'10 x 12'7 (2.08m x 3.84m)

Concertina folding door from dining room into spacious utility. Laminate work surface with tiled splashback. Inset single bowl sink with curved mixer tap and draining grooves. Space for undercounter tumble dryer. Plumbing for undercounter washing machine. Space for undercounter fridge/freezer. Wall cabinet. Door to rear with cat flap. Further window to rear. Part glazed door to front driveway. Fully tiled corner shower with low level wall mounted mains connected shower. Tiled floor. Radiator. Loft access hatch. Pendant ceiling light.

Study 7'11 x 6'10 (2.41m x 2.08m)

Window overlooking front. Wood effect laminate flooring. Radiator. Pendant ceiling light.

WC 2'10 x 6'10 (0.86m x 2.08m)

Modern two piece suite comprising low level hidden cistern WC. Vanity unit with inset sink with waterfall mixer tap and storage below. Obscure glazed window to side. Tile effect vinyl flooring. Part tiled walls. Radiator. Pendant ceiling light.

Kitchen/Breakfast Room 19'0 x 10'1 max (5.79m x 3.07m max)

Modern fitted shaker style kitchen with features to include; range of wall and base units with wood effect laminate work surfaces over and tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Four ring hob with wall mounted electric extractor hood over and Neff oven and grill below. Full length integrated fridge/freezer behind matching decor panel. Undercounter integrated Bosch dishwasher behind decor panel. Cupboard housing Baxi gas boiler installed in 2023. Window overlooking rear garden. Part glazed door to rear patio. Tiled floor. Radiator behind radiator cover. Space for table and chairs. Opening into conservatory.

Conservatory 8'2 x 11'3 (2.49m x 3.43m)

Glazed to all sides on top of dwarf wall with Velux roof windows. Part glazed door to rear patio. Continuation of tiled floor from kitchen. Pendant ceiling light.

First Floor

Landing 9'2 x 10'4 (2.79m x 3.15m)

Half turn staircase from ground floor onto first floor landing. Fitted carpet. Airing cupboard housing hot water tank with shelving. Loft access hatch with Concertina ladder. Central pendant ceiling light.

Master Bedroom 11'5 x 14'2 (3.48m x 4.32m)

Large window overlooking the rear offering countryside views. Double fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

En Suite 6'6 x 6'6 (1.98m x 1.98m)

Modern suite in white comprising corner shower cubicle with sliding door and wall mounted mains connected shower. Low level dual flush WC. Vanity unit containing wash hand basin mixer tap and storage underneath. Obscure glazed window to front. Part tiled walls. Tile effect vinyl flooring. Wall mounted vertical towel warmer. Pendant ceiling light. Extractor fan. Shaving point.

Bedroom Two 14'2 x 10'10 (4.32m x 3.30m)

Window overlooking front. Recessed space for double wardrobe. Fully tiled corner shower cubicle with wall mounted Mira electric shower. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Bedroom Three 10'1 x 12'9 (3.07m x 3.89m)

Window overlooking rear offering countryside views. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 10'1 x 7'4 (3.07m x 2.24m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 9'2 x 5'9 (2.79m x 1.75m)

Modern fitted three piece suite in white with features to include: panelled bath with wall mounted shower and screen. Pedestal wash hand basin with taps. Low level WC. Fully tiled walls. Tile effect vinyl flooring. Obscure glazed window to rear. Wall mounted vertical towel warmer. Pendant ceiling light.

Outside

Off road driveway parking for several vehicles to front. Detached double garage. Front garden mainly laid to lawn with mature planted shrubs. Pathway leads to front door. Gate to both sides with storage space and path leading to rear garden. Rear garden is mostly laid to lawn with large patio area accessed from the kitchen, conservatory and living room. Mature planted borders. Stone built barbecue. Fence boundary to sides. Wrought iron railing boundary to rear. Decorative water feature. Further storage space to side with gate offering access to front.

Detached Double Garage

Two electrically operated doors. Electric & light. Eaves storage. Door to side.

Services

All mains services connected to the property. Gas central heating. UPVC double glazing throughout. Electricity generated from Photovoltaic solar panels on the main roof. These generate approx. £1200/year back from the grid. The property is held on a Freehold

Directions

From our office at 65 High Street Cowbridge turn left and proceed to the traffic lights at the top of Eastgate and turn left onto Aberthyn Road. Go through the village of Aberthyn past Maendy and into the village of Ystradowen. Take the third turning right and turn right again immediately after the children's playground. Number 8 is a short distance down on your left hand side.











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GROSS INTERNAL AREA
FLOOR 1 826 sq.ft. FLOOR 2 720 sq.ft.
EXCLUDED AREAS : SUN ROOM 91 sq.ft.
TOTAL : 1,546 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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