



Badgers Brook Rise, Ystradowen, CF71 7TW
Offers Over £630,000

HARRIS & BIRT

A modern, former show home, detached property set in good sized gardens and offering usefully flexible accommodation comprising large living room, study, high end kitchen with 'wrap around' conservatory, four bedrooms, two with en suites, and modern family bathroom. The property also enjoys the benefit of a former detached garage converted to offer additional accommodation currently being used as a gym and home office with extra bedroom space.

Local village facilities, all within walking distance, include parish church, village hall, children's play area, village pub (currently being refurbished) and Tudor garage with useful small shop attached. The market town of Cowbridge is just a few miles drives to the south and facilities there include schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club, rugby club etc. A few minutes to the north are extensive out of town shopping including Marks and Spencers, Tesco, Boots etc. Easy access to the main road network bring major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. There is a mainline railway station in Pontyclun and Cardiff Wales Airport is within easy driving distance.

A high quality individual family house offering usefully flexible accommodation in a popular village in the heart of the Vale of Glamorgan. Viewing is thoroughly recommended.

- Modern Detached Family Home
- Four/Five Bedrooms
- Detached Annexe
- Hot Tub & Gym To Remain
- Easy Access to Major Centres
- Usefully Flexible Accommodation
- Wonderful Wrap Around Conservatory
- Popular Village Location
- Cowbridge School Catchment
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall

Large hallway entered via composite front door with inset opaque glazed panels. Ceramic tiled flooring. Radiator. Understairs storage cupboard. Doors to ground floor rooms.

Living Room 10'9" x 22'9" (3.28 x 6.94)

Spacious living room with UPVC double glazed window to front. Feature fireplace with coal effect electric fire set on granite hearth with decorative surround. UPVC double glazed French doors leading out onto rear garden. Radiators. Two pendant ceiling lights. Fitted carpet.

Study/Dining Room 9'9" x 10'7" (2.98 x 3.24)

UPVC double glazed window to front. Fitted carpet. Central pendant light. Radiator.

Cloakroom

Matching ceramic tiled flooring. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Mirror. Radiator. Inset ceiling spotlighting.

Kitchen/Family Room 10'9" x 24'6" (3.30 x 7.48)

Matching ceramic tiled flooring. Range of shaker style wall and base units with granite work surfaces over with matching upstands. Large UPVC double glazed window to side. Stainless steel 1.5 sink and drainer with chrome mixer tap. Inset four ring gas hob with stainless steel splashback and extractor over. Concealed wall mounted Ideal gas combination boiler with decor panel. Integrated dishwasher. Integrated washing machine. Integrated fridge/freezer. Integrated microwave/grill and electric oven. Additional steam oven and built in coffee machine. Radiators. Further space for breakfast table and chairs with two double glazed double doors leading through into;

Conservatory/Dining Area 28'7" x 18'8" (8.73 x 5.7)

Matching ceramic tiled flooring. Wall mounted heaters. Fitted blinds. Skimmed ceiling. Dwarf skimmed wall with double doors leading out onto rear garden. Space for dining table and chairs.

First Floor

Landing

Staircase from entrance hall. UPVC double glazed window to rear. Fitted carpet. Access to loft via hatch. Pendant ceiling lights. Storage cupboard housing hot water cylinder. Communicating doors to all first floor rooms.

Master Suite Bedroom One 10'9" x 16'4" (3.30 x 4.98)

Large UPVC double glazed windows to side and rear. Fitted wardrobe with mirrored sliding doors. Fitted carpet. Inset ceiling lighting. Radiator. Door to ensuite;

Master Suite Bathroom One

Full tiled walls and flooring. Low level dual flush WC. Pedestal wash hand basin. UPVC opaque glazed double glazed window to side. Pedestal wash hand basin with chrome mixer tap. Walk in shower cubicle with side screen and wall mounted shower and rainfall shower. Skimmed ceiling with inset spotlighting. Vertical wall mounted stainless steel towel rail.

Suite Bedroom Two 11'0" x 10'8" (3.36 x 3.26)

Large UPVC double glazed window to front. Range of full length fitted wardrobes with sliding doors. Fitted carpet. Pendant ceiling light. Door to ensuite.

Suite Bathroom Two

Tiled flooring. Part tiled walls. UPVC opaque double glazed window to front. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Walk in shower cubicle with glass side screen with wall mounted shower and shower head attachment and tiled internally. Inset ceiling spotlighting. Extractor. Wall mounted vertical stainless steel towel rail.

Bedroom Three 10'10" x 10'7" (3.32 x 3.24)

Large UPVC double glazed window to front. Fitted carpet. Pendant ceiling light. Radiator.

Bedroom Four 11'0" x 9'11" (3.36 x 3.04)

UPVC double glazed window to rear. Fitted carpet. Pendant ceiling light. Radiator.

Bathroom Three

UPVC double glazed opaque window to side. Fully tiled walls and flooring. Panelled bath with chrome mixer tap. Wall mounted wash hand basin with chrome mixer tap set on vanity unit. Low level dual flush WC. Vertical stainless steel towel rail/radiator. Skimmed ceiling with inset spotlighting.

Detached Annexe

A converted double garage offering additional self contained living/office space.

Utility Area 7'6" x 10'9" (2.3 x 3.3)

Range of wall units. Stainless steel single drainer sink with chrome mixer tap. Space for tumble dryer. Wall mounted heated. Herringbone wood flooring. Space for fridge/freezer. Skimmed ceiling with inset spotlighting. Velux ceiling window. Composite opaque glazed door. Door leading to;

Shower Room

Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Corner shower unit with wall mounted shower and rainfall shower head attachment. Inset ceiling spotlighting.

Bedroom 7'9" x 7'7" (2.37 x 2.32)

Velux window. Matching flooring. Wall mounted heater.

Living Room/Home Office 11'5" x 8'9" (3.50 x 2.68)

Matching flooring. UPVC double glazed patio doors leading to private side garden area. Access to loft via hatch. Built in storage. Wall mounted heater.

Gym 10'2" x 11'8" (3.11 x 3.56)

Currently in use as gym however can be reverted to additional accommodation if required. Matching flooring. UPVC double glazed double doors opening out onto garden area. Pendant ceiling light. Skimmed walls and ceiling.

Outside

Garden

Excellent south west facing rear garden with pretty planted mature borders and enclosed to all boundaries. Cotswold chipping area behind annexe. Large wrap around patio area with parcel of lawned garden. Private, enclosed side garden is to front of the annexe currently in use as a hot tub area. Fence border to driveway with space for up to 4 cars. Purpose built timber storage shed spanning full length of property. Front garden includes hedged border with further Cotswold gravel and decorative planting.

Services

Mains water, gas, electricity and drainage.

Directions

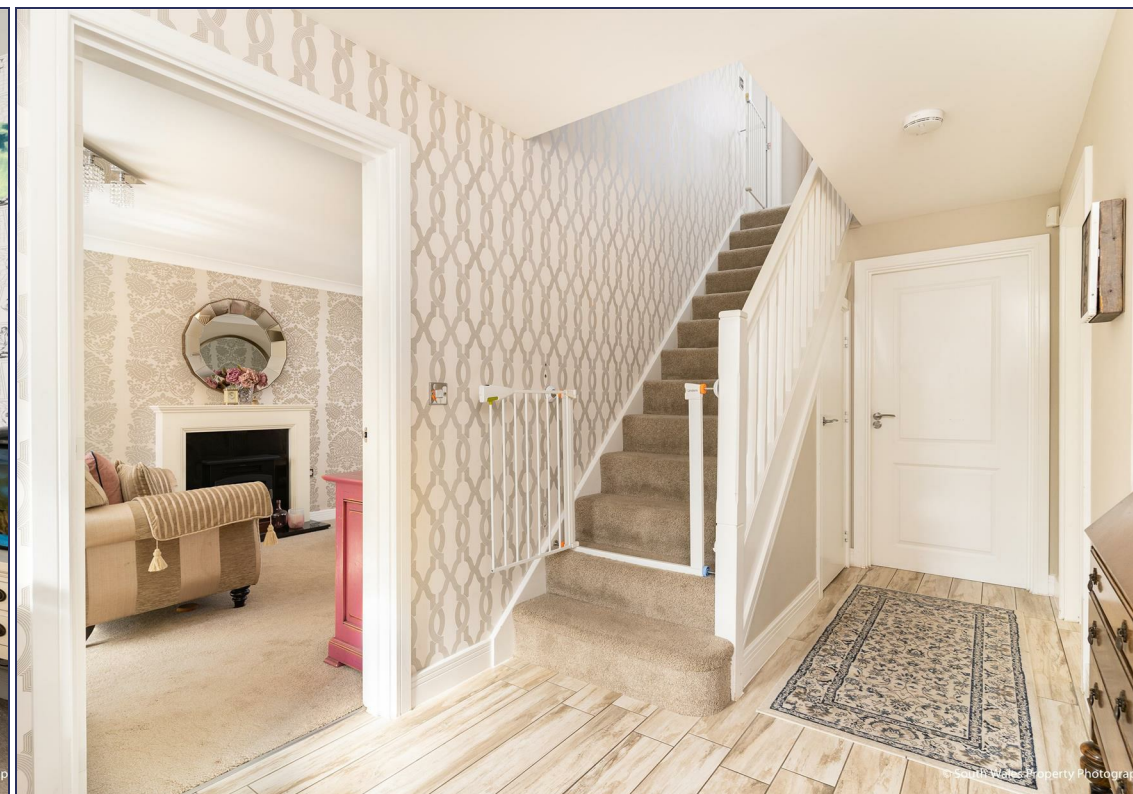
From our offices at 65 High Street, head up Cowbridge High Street to the traffic lights and turn left. Go through the villages of Aberthin and Maendy into Ystradowen. Turn third right and follow the road to the end as it curves around to the left into Badgers Brook Rise.

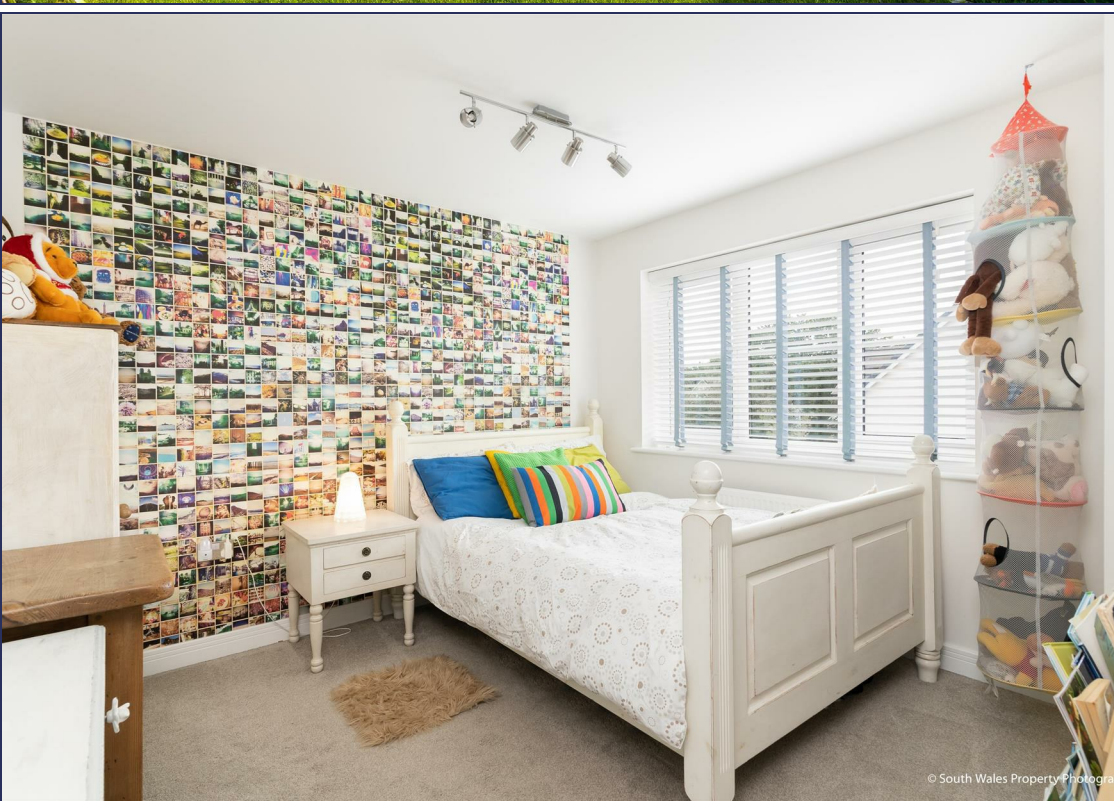
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Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		