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25 Badgers Brook Drive
Ystradowen, Cowbridge, The Vale
Of Glamorgan, CF71 7TX

25 Badgers Brook Drive

Asking price **£449,000**

Detached, four bedroom, modern family home with additional extended family room. Lawned gardens, parking, garage and aspect to open green space and playground to front.

Modern detached four bedroom family house with rear extension

Convenient village location

Entrance hall, cloakroom, front lounge, well-appointed modern rear kitchen dining room, rear family room and utility room,

4 bedrooms, en-suite shower room and family bathroom

South west facing lawned rear garden

Pleasant village location with easy access to Cowbridge amenities

Parking and single garage

No Onward Chain





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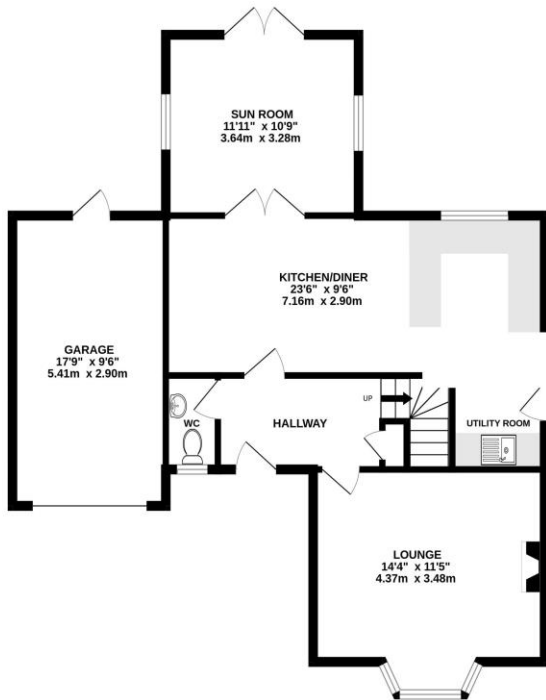
Covered entrance with double glazed door to HALLWAY (6'6" x 15') timber effect floor, half turn staircase to first floor with understairs cupboard, CLOAKROOM (6'6" x 3'3") white low level WC and wash hand basin with tiled splashback, frosted double glazed window and coat hanging space. LIVING ROOM (12'10" x 14'6") double glazed bay to front garden and green space, coved ceiling, recessed shelved display niche, gas fire with carved timber surround and mantle. KITCHEN DINING

ROOM (23'6" x 9'7") matching timber effect floor, high quality 'James Oliver' fitted kitchen with white, Shaker style base and wall cupboards, quartz worktops with inset one a half bowl sink, tiled splashbacks and integrated appliances including oven, gas hob, extractor, fridge freezer and dishwasher, double glazed window to rear garden. UTILITY ROOM (5'8" x 5'7") fitted base and wall cupboards, concealed "Ideal Classic" mains gas central heating boiler, Spa worktop and inset stainless steel sink, space and plumbing for washing machine and tumble dryer. Glazed double doors form dining area to rear FAMILY ROOM (10'10" x 12'2"), timber effect flooring, double glazed window to side elevation with UPVC French doors to south west facing rear garden.

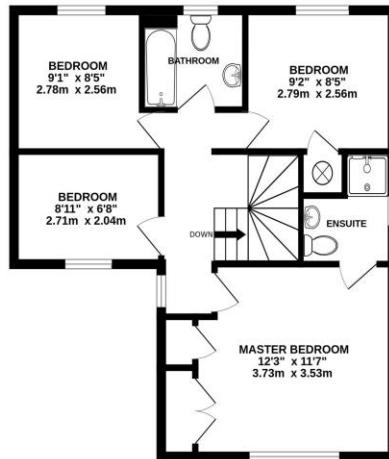
LANDING, loft hatch and double glazed window. BEDROOM 1 (12'2" x 11'7"), double glazed window to front elevation, built in wardrobes. EN- SUITE SHOWER ROOM (5'7" x 6'3") fully tiled floor and walls, white low level WC and pedestal wash hand basin, shower cubicle with glazed entry door and chrome heated towel rail. BEDROOM 2 (9'4" x 9'8"), double glazed window to rear elevation, airing cupboard with foam lagged cylinder tank. BEDROOM 3 (8'10" x 6'8"), single room with double glazed window to front elevation. BEDROOM 4 (9'6" x 8'10" max), pendant light and double glazed window to rear elevation. BATHROOM (6'6" x 6'), white suite including paneled bath, low level WC and pedestal wash hand basin, fully tiled floor and walls, frosted double glazed window.

The property enjoys and advantageous position overlooking green open space and play area, approached off a shared, private driveway with tarmacaded parking and turning space and front lawn with shrubbery. Detached single GARAGE (18'6" x 9'6") single up and over door, useful storage over, power, light and door to rear garden. Two paved areas and rear lawn with mixed shrubbery and fenced boundaries.

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From our Cowbridge office, travel in an easterly direction up the High Street to the traffic lights, turning left at the traffic lights following the road through Aberthin and into Ystradowen. Take the third turning on the right hand side before the garage and turn left. Follow the road into Badgers Brook Drive and right onto the private driveway immediately after the playground where No. 25 is the last property on your left hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

