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4 Badgers Brook Close
Ystradowen, CF71 7TY

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Asking price **£595,000**

A stylishly presented, extended, detached family home with versatile accommodation situated in the highly popular village of Ystradowen with local amenities and schools very accessible.

A very stylish, extended detached family home

Entrance hall, bay fronted reception room, kitchen/breakfast/diner, rear reception room, utility room, WC and study

Four bedrooms, en-suite and a separate family bathroom

Located at the head of a select close with a great sense of privacy

Front and side driveway provided parking for multiple vehicles with a converted garage/store to the front and a part converted garage with useful storage to the front and Home offices/ studio to the rear

Village amenities, local forestry walks, schools and Cowbridge High Street within close proximity





A stylishly presented, extended, detached family home with versatile accommodation situated in the highly popular village of Ystradowen with local amenities and schools very accessible.

External front porch with cut stone archway, tiled floor and downlight leads to a recently fitted composite front door. ENTRANCE HALL (11'4" x 5'6"), wood effect flooring, pendant ceiling light and half turn spindle stairs rising to the first floor with WC (6'8" x 2'8") wood effect floor, low-level WC, wall mounted wash handbasin and frosted window to the side. Front STUDY (6'8" x 7'1"), wood effect floor and a window to the front elevation. Bay fronted SITTING ROOM (16'7" x 11'9" Into bay) timber effect floor, pendant ceiling light, large bay window to the front and internal doors connecting through to kitchen. KITCHEN/BREAKFAST/ DINING ROOM (21'4" x 11'6" travertine tile floor, multiple recess LED spotlights to ceiling, modern shaker style wall and base mounted units, butcher block countertops, matching peninsula and breakfast bar, double ceramic 'Belfast' sink and mixer tap over. Appliances to remain include a double 'Stove' electric oven with warming drawers and seven ring gas hob, dishwasher, double fridge and freezer and

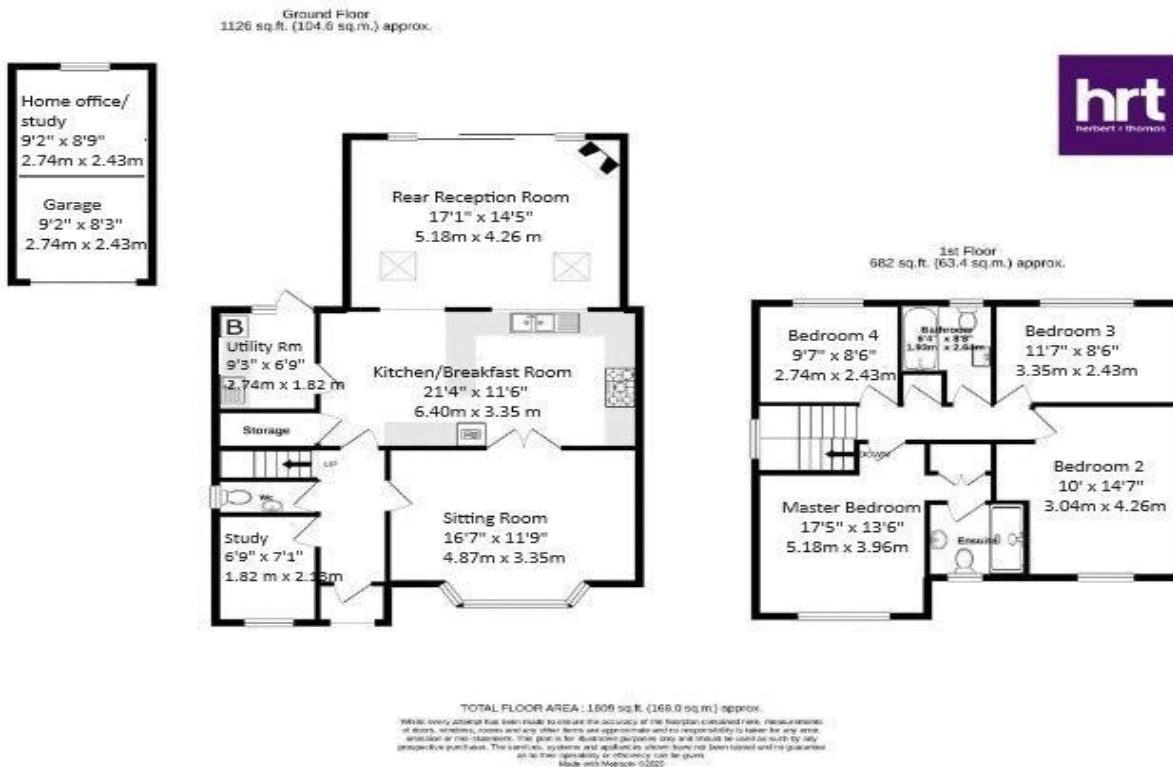
microwave grill and warming drawer. Wide opening through to rear RECEPTION ROOM (17'1" x 14'5") timber effect floor, LED spotlights to ceiling, freestanding wood burner set on a flagstone hearth, bespoke fitted cabinetry comprising multiple storage cupboards under and open shelf system above. Bi-fold doors flanked by windows give direct access to the landscaped rear garden. UTILITY ROOM (9'3" x 6'9") travertine tile floor continues with spotlights fitted to ceiling, matching wall and base mounted units to kitchen with fitted butcher block worksurface, butler sink, tiled surround, plumbing provision for white goods and a glazed door and window leading to the back garden.

Fully carpeted, half turn stairs rising from the entrance hall up to the first floor LANDING (13'3" x 3'1") with glazed window to the side elevation (integrated shutters to remain), pendant ceiling lights, separate attic hatch and airing cupboard. BEDROOM 1 (17'5" x 13'6"), fitted carpet, ceiling light and window to the front elevation. Walk-through dressing area fitted with a double wardrobe and separate single wardrobe to the side and pendant ceiling

light. EN - SUITE SHOWER ROOM (8' x 4'6"), comprising a fully tiled walk in shower, low-level WC, ceramic sink and wall mounted hot and cold mixer tap over with storage under, quartz countertop and two pendant downlights. BEDROOM TWO (14' x 10'7") fitted carpet, pendant ceiling light, large window overlooking the front with integrated shutters to remain. BEDROOM THREE (11'7" x 8'6") fitted carpet, pendant ceiling light, panelled accent wall, window overlooking the back garden. BEDROOM FOUR (9'7" x 8'6") fitted carpet, central ceiling lights with window overlooking the rear elevation. FAMILY BATHROOM (8'6" x 6'3") tile effect vinyl floor, recessed spotlights to ceiling, separate extractor, double ended bath with wall mounted mixer tap, and separate mains fed shower attachment, low level WC, sink with storage under and countertop to the side, chrome heated towel rail and frosted window to rear.

Detached GARAGE (9'2" x 8'3"), manually operated 'up and over' door with power and light. To the rear, a HOME OFFICE/ STUDY (9'2" x 8'9") is accessed via a part glazed UPVC door opening from the garden. Timber effect floor, skimmed ceiling with multiple recesses, LED spotlights, multiple power points, wall mounted electric heater to remain with a window taking in lovely views of the back garden.

To the front of the property lies a driveway extending to the side and garaging beyond that can accommodate three vehicles with ease. The rear garden is fully enclosed and comprises an Indian sandstone terrace with timber pergola over and an 'L' shaped grass lawn with stocked borders that is comparatively larger than similar properties within the locality. Private lane access and ownership of tree lined grass verge opposite the front.





Directions

From our Cowbridge office travel in an easterly direction up the High Street to the traffic lights. Upon reaching the traffic lights turn left, follow the road through Aberthin and into Ystradowen, taking the third turning right (before reaching the garage). Continue, taking the second left onto Badgers Brook Close and proceed to the end, where a small private lane leads after a short distance to No. 4 on your left hand side.

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	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.

