



hrt

herbert r thomas

9 Badgers Brook Close

Ystradowen

Cowbridge

The Vale Of Glamorgan

CF71 7TY

hrt.uk.com

9 Badgers Brook Close

Asking price **£300,000**

Modern, three bedroom semi-detached house in a quiet cul-de-sac position, excellent parking, large single garage and good size, private, lawned rear garden. A lovely village setting, with easy driving access to Cowbridge.

Very well-presented, modern, three bedroom, semi-detached house in a quiet cul-de-sac position.

Entrance hallway and cloakroom, living room, rear kitchen dining room.

Three first floor bedrooms and bathroom.

Lawned front garden with lengthy driveway to large single garage.

Very private, good size paved and lawned rear garden.

Quiet position in a thriving village within easy driving distance of the country town of Cowbridge.





Modern, three bedroom semi-detached house in a quiet cul-de-sac position, excellent parking, large single garage and good size, private, lawned rear garden. A lovely village setting with easy driving access to Cowbridge.

Canopied entrance porch with double glazed door to HALLWAY, coved ceiling, quarter turn staircase to first floor and CLOAKROOM/ WC. Half tiled walls, white low level WC and pedestal wash hand basin, timber effect

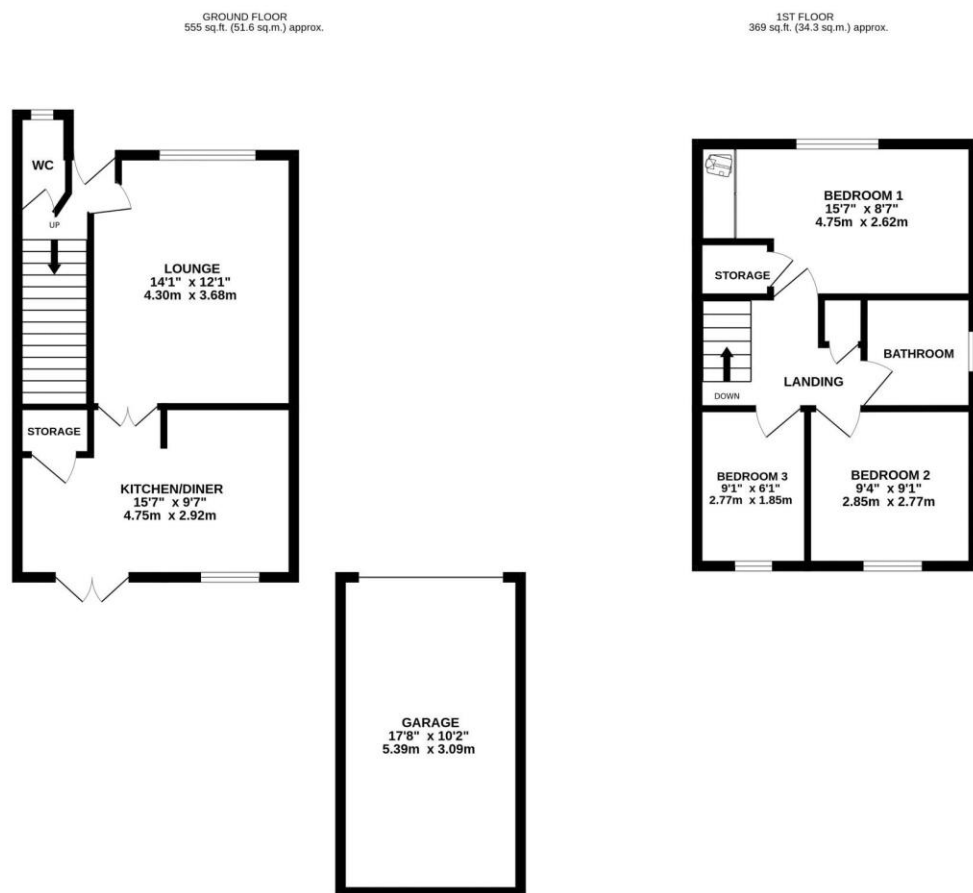
floor and frosted double glazed window. LIVING ROOM, coved ceiling, Upvc double glazed window to front elevation, carved timber surround and mantle, half-glazed double doors to rear KITCHEN DINING ROOM, dining area with timber effect floor, French doors to rear garden and door to, deep understairs cupboard. Kitchen area with peninsula unit, range of fitted base and wall cupboards with roll-top work surface, stainless steel sink and drainer, integrated single oven, gas hob and

extractor, spaces for washing machine and fridge freezer.

LANDING, loft hatch and airing cupboard with radiator and shelving. Front double BEDROOM ONE, coved ceiling and double glazed window, built-in double wardrobe and additional storage cupboard. Double BEDROOM TWO, aspect to rear garden. BEDROOM THREE, overlooking private principally lawned and paved rear garden. BATHROOM, fully tiled to bath area, white low level WC, pedestal wash hand basin and panelled bath with electric shower and glazed shower screen over.

Lawned front garden, lengthy driveway with room to park several cars leading to generous detached single GARAGE (17'8" x 10'2"), up and over door, power and light, useful eaves storage above, pedestrian door to garden.

The rear garden has a paved sitting area off the kitchen dining room which extends to a lawn with raised flower bed, enclosed by fenced boundaries.



TOTAL FLOOR AREA: 925 sq.ft. (85.9 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. Upon reaching the traffic lights turn left, follow the road through Aberthin and into Ystradowen, take the third turning right (before the garage), turning left into Badgers Brook Close, where No.9 is on your right hand side.

Tenure

Freehold

Services

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

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

Viewing strictly by appointment through
Herbert R Thomas

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