



27, Badgers Brook Rise
Cowbridge, CF71 7TW

Watts
& Morgan



27, Badgers Brook Rise

Ystradowen, Cowbridge CF71 7TW

£475,000 Freehold

4 Bedrooms | 2 Bathrooms | null Reception Rooms

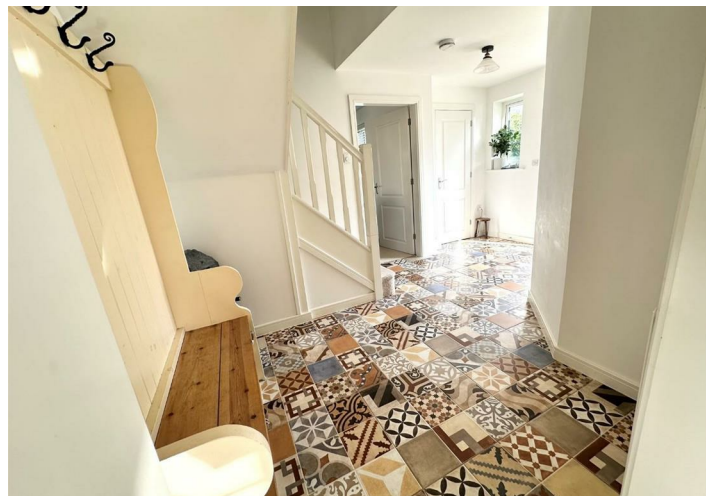
A superb detached family home close to the end of this ever popular development in this much sought after village. Family lounge, kitchen-dining room, utility room and cloakroom. Principal bedroom with generous en suite shower room, three further double bedrooms and bathroom. Enclosed, sheltered garden to the rear with lawn and paved patio area. Driveway parking, garage subdivided to create a storage area with office / workroom. EPC Rating; B.

Directions

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

SITUATION

The popular Village of Ystradowen is only a few minutes drive from the Historic Market Town of Cowbridge. Commuting to Cardiff, Bridgend and Llantrisant is easy with access to the M4 Motorway at Junction 34 some 5 miles away. The Village of Ystradowen falls within the School catchment area of the well regarded Cowbridge Secondary School and Primary schooling is available at the Llansannor "Mountain School". There is a local pre-School playgroup held in the Village Hall and the Village also enjoys The White Lion, a popular and revitalised public house and restaurant; and a Church; together with a garage / petrol station with a small shop. The Market Town of Cowbridge provides an excellent range of shops and services to suit all needs and leisure activities are well catered for in the leisure centre, tennis club, squash club, cricket and rugby clubs. The Heritage Coastline is a short distance away and there are numerous high standard golf courses within the area. The Capital City of Cardiff includes a comprehensive range of retail and commercial facilities, theatres, etc., and a main-line rail connection to London in around two hours.

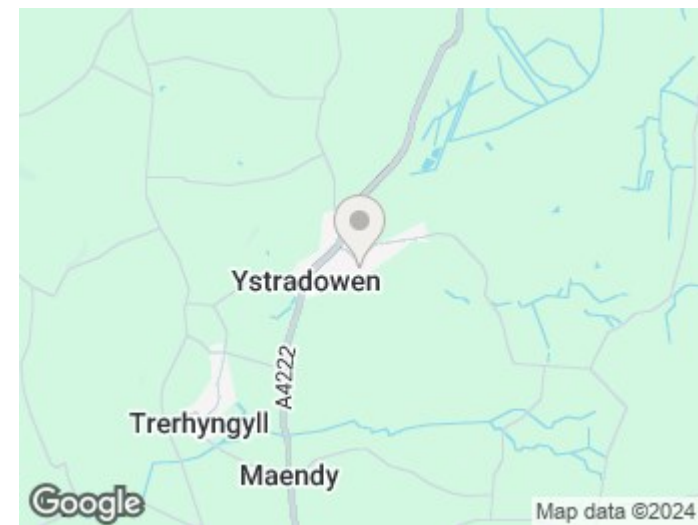
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F

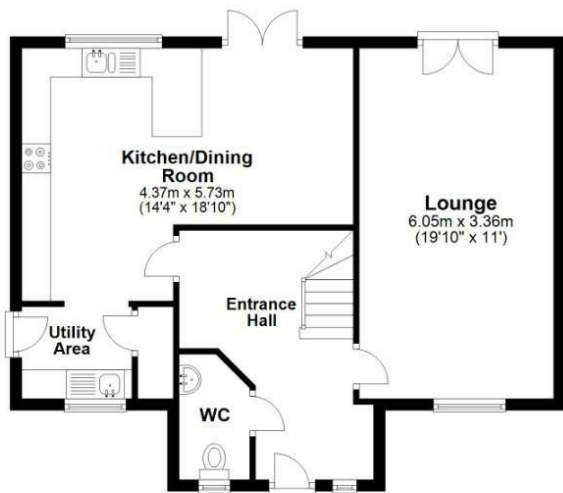
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

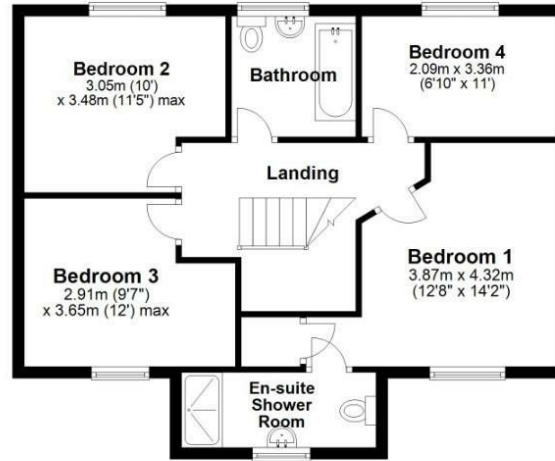




Ground Floor
Approx. 60.3 sq. metres (649.6 sq. feet)



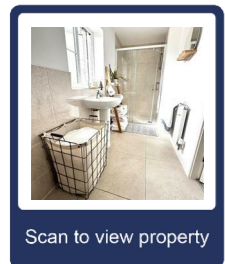
First Floor
Approx. 60.5 sq. metres (651.3 sq. feet)



Total area: approx. 120.9 sq. metres (1300.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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