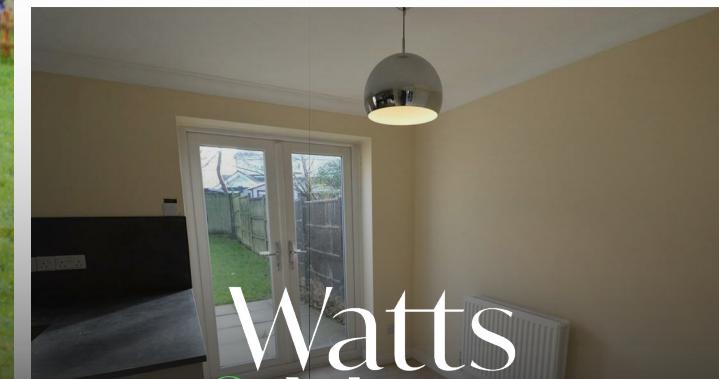




9, Badgers Brook Close  
Cowbridge, CF71 7TY



Watts  
& Morgan

# 9 Badgers Brook Close

## Ystradwen, Cowbridge CF71 7TY

**£1,150 Per Month**

3 Bedrooms | 2 Bathrooms | 1 Reception  
Rooms

A well-presented 3-bedroom house located in the quiet and sought-after area of Badgers Brook Close, Ystradwen.

Situated in a peaceful residential setting with easy access to local amenities, countryside walks, and nearby transport links.

The property comprises entrance hallway, light and airy lounge, kitchen/diner with a brand new modern fitted kitchen.

To the first floor, master bedroom with built in storage and a further two bedrooms. Family bathroom with shower over bath.

Good sized enclosed rear garden with patio area.

Ample off-road parking and a garage.

EPC Rating - D

Council Tax Band - E

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

