



Badgers Brook Close, Ystradwen Cowbridge
offers in excess of £600,000

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About the property

Exceptional Family Living! A beautifully modernised and extended four double bedroom home, where style meets comfort and space, enhanced by a simply stunning single-storey rear extension completed in 2022. This property boasts a contemporary open-plan kitchen, breakfast, and family area. The sleek glazed rear elevation and side windows flood the space with natural light, offering views of the landscaped rear garden. At the heart of the home, a bespoke two-tone kitchen with a central island adds both function and luxury.

The ground floor is thoughtfully designed for modern living, featuring a further three versatile reception rooms, a convenient utility room with four, floor to ceiling storage cupboards, and a cloakroom-perfect for both everyday life and entertaining.

Upstairs, discover four generously sized bedrooms, including a master suite with its own en-suite. Built-in storage in three of the bedrooms and a well-appointed family bathroom complete the upper level.

Outside, this property continues to impress with front and rear gardens, a double garage, and driveway parking. Situated on a quiet lane shared between four houses, this home offers both privacy and community. It's perfectly located within the sought-after catchment area for renowned primary schools and Cowbridge Comprehensive.

Accommodation

Location

This property offers semi-rural living with convenient access to Ystradown's amenities. Step outside to enjoy a network of scenic footpaths, perfect for field and woodland walks. Just across the road, you'll find the charming and well-regarded White Lion pub, the village hall, a Petanque court, a multi-use games area, and a children's playpark.

Ystradown is a sought-after Vale of Glamorgan village, known for its strong sense of community, excellent local schools, and transport links. With easy access to Cowbridge, the heritage coast, Pontyclun, and the M4, it's a location that perfectly balances rural charm and modern convenience.

Upgrades And Improvements

The current owners have thoughtfully upgraded this home, ensuring it's ready for the next owners to enjoy. Key enhancements include new windows installed throughout in December 2021, a "BAXI" combination boiler with new radiators fitted in 2020, and the addition of a stunning single-storey extension completed in 2022, which now houses the spectacular kitchen, breakfast, and family room. The rear garden was landscaped in 2022, and underfloor heating has been installed across the ground floor (excluding the utility room), providing both comfort and luxury.

Ground Floor Accommodation

Open fronted porch gives access to the front door into the entrance hall.





Entrance Hall

A light filled space. Carpeted double turn stairway with pull out storage space under including storage cupboard. Porcelain floor tiles. Underfloor heating control. Radiator and access to all ground floor rooms.

Cloakroom

Continuation of the porcelain floor tiles from the hallway. Fitted with a low level w.c with concealed cistern. Wash hand basin and storage under. Obscure glazed window to the front aspect. Heated towel rail in chrome.

Living Room

13' 4" x 11' 3" (4.06m x 3.43m)
Accessed via double wooden framed glazed doors from the entrance hallway allowing the flow of natural light. Versatile room, currently utilised as a playroom. Floor tiles with underfloor heating. Double glazed window to the front aspect. Radiator.

Study

7' 9" x 7' 7" (2.36m x 2.31m)
Perfect for a home office or craft room. Tiled flooring. Underfloor heating control. Radiator and double glazed window to the front.



Dining Room / Snug

11' 11" max x 8' 8" (3.63m max x 2.64m)
Bay fronted room which is currently used as a snug but again offering another versatile space. Tiled flooring with underfloor heating and radiator.

Kitchen/Dining/Family Room

This modern and light-filled space features a stunning and bespoke two-tone kitchen from a local supplier with Quartz worktops designed for both functionality and style, which was installed in 2022. Complimenting this beautiful space is a "Leisure" Electric Range Cooker with induction hob in a stainless steel finish, an integrated dishwasher, full-size fridge, and full-size freezer. A large pull-out larder cupboard, several, deep, soft-close drawers, and a double stainless steel sink inset within the island unit and breakfast bar providing ample storage and convenience. The beautiful pendant lighting above the Island unit is to remain.

With space for large dining table and chairs plus sizeable furniture in the family area, the room is bathed in natural light from two fixed floor-to-ceiling glazed windows on the side aspect, two roof windows, and expansive rear sliding patio doors with additional fixed glazed panels. The tiled flooring, complete with underfloor heating, plus two vertical radiators adds a



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touch of luxury and ensures year-round comfort. This exceptional space truly combines modern elegance with practical design.

Utility Room

8' 2" x 8' 10" upto Cupboards (2.49m x 2.69m upto Cupboards)
Fitted with a range of four, floor to ceiling cupboards along one wall consisting of a mixture and shelving and hanging rails. On the other wall are base units with worksurface over with an inset white belfast, ceramic sink. Space and plumbing for washing machine. Double glazed window to the rear. Vertical radiator in white. Door leading to double garage.

First Floor Landing

Carpeted landing with loft access. Door to airing cupboard offering further storage. Doors to all first floor rooms.

Master Bedroom

13' 6" x 11' 6" (4.11m x 3.51m)
Luxurious master bedroom. Large double glazed window to the rear aspect. Fitted carpets, Radiator, double wardrobe. Door to en-suite



Bedroom Two

14' 2" max x 11' 10" (4.32m max x 3.61m)
A good sized double bedroom. Build in wardrobes, radiator, fitted carpets and large double glazed window to the front aspect



Family Bathroom

Fitted with a three piece suite comprising of panel bath with overhead shower and a folding glass shower screen. Low level w.c and wash hand basin with vanity unit which was replaced in 2020. Obscure glazed window to the rear. Vinyl floor tiles and heated towel rail in chrome.

Double Garage

18' 5" x 18' 1" (5.61m x 5.51m)
The double garage is fitted with two up-and-over doors at the front, timber rear door, and an internal door linking to the utility room, providing practicality and additional access options. The combi boiler is housed in the garage which was fitted in 2020 and has been serviced annually since installation.

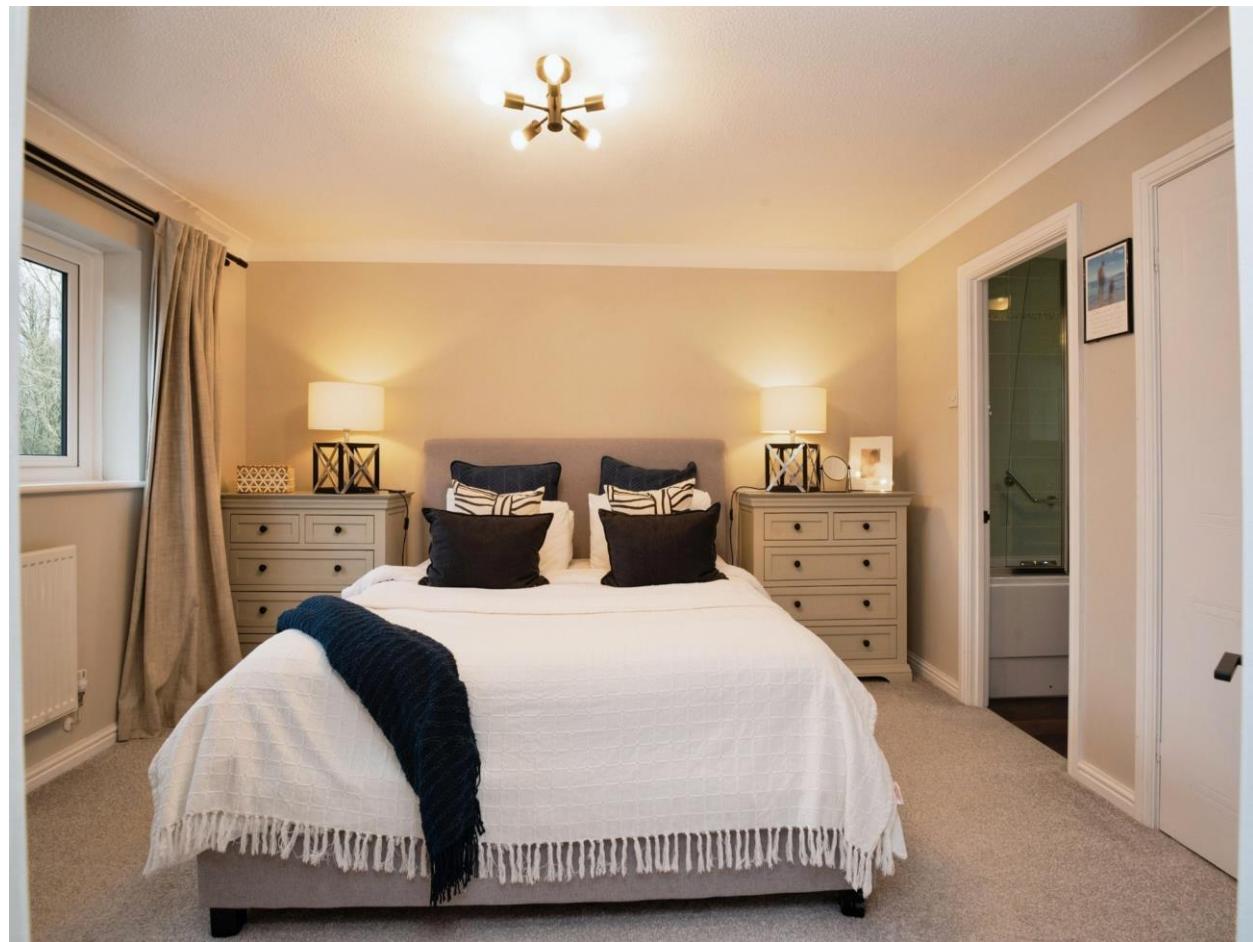
External

The property boasts a double driveway finished in tarmacadam, complemented by an area of decorative chipping's and a grassed area. A block-paved path leads to the front door and continues along the side of the house, providing rear access via a secure, lockable side gate. A double external socket is conveniently located at the front.



The rear garden is designed for both functionality and style, featuring a block-paved seating area, an artificial grass section, and a raised, broad lawn separated by a white retaining wall. The boundary is enclosed by a combination of fencing and a screen of mature trees, offering privacy and charm. Another double external socket adds convenience, while sliding patio doors from the kitchen seamlessly connect the indoor and outdoor spaces.

A private lane offers access and ownership of a tree-lined grass verge opposite the property. Maintenance of this private lane would be shared responsibility between 4 houses.



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