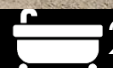

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**Badgers Brook Drive, Ystradowen Cowbridge**

**£565,000**

 **peter  
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## About the property

Presenting to the market for the first time since its construction in 1999, this impressive four-bedroom detached family home offers generous living space, a double garage, and a spacious driveway. Nestled in the sought-after village of Ystradowen, it falls within the catchment area for excellent primary schools and Cowbridge Comprehensive School. Over the years, the property has been lovingly upgraded, including new sanitaryware in the bathrooms and cloakroom, as well as a completely refurbished en-suite.

Inside, the home boasts a welcoming hallway, cloakroom, study, dual-aspect lounge, dining room, utility room, and a stylish modern kitchen (renovated in 2021), which flows into a family room. An adjoining conservatory, enhanced in recent years with a solid roof for year-round use, completes the living space. Upstairs, there are four well-appointed bedrooms—three with built-in wardrobes—including a master with an en-suite, a shower cubicle in bedroom two, and a family bathroom.

The rear garden enjoys picturesque countryside views and a beautifully landscaped setting with gated side access. Mainly laid to lawn, it features two paved seating areas, a water feature, a BBQ, and an outdoor tap.

## Accommodation

### Upgrades And Improvements

Upgrades include a utility room added in 2003 and a fully replaced en-suite five years ago. The kitchen, fitted by Dreamdoors, was installed in March 2021, while the boiler was replaced two years ago and has been regularly serviced. The conservatory, built in 1999, was upgraded with a solid roof 2–3 years ago. The property also benefits from solar panels, with a new inverter installed last year, generating approximately £1,000 per year in income.

### Location

Convenient access to Ystradowen'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.

Ystradowen 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.

### Entrance Hallway

Step in through front door in to the spacious hallway. Wood effect flooring, stairs rising to the first floor, intruder alarm, radiators, understairs storage cupboard and doors to all ground floor rooms

### Cloakroom





The sanitary ware has been replaced in recent years. Comprising Wash hand basin, w.c. Tiled walls, vinyl flooring, radiator and an obscure glazed window to the side aspect

### Study

7' 10" x 6' 9" ( 2.39m x 2.06m )  
Currently utilised as a home office. Continuation of the wood effect flooring. Double glazed window to the front aspect. Radiator

### Dining Room

9' 9" upto bay x 8' 8" ( 2.97m upto bay x 2.64m )  
Bay fronted window. Sliding door to utility room. Radiator and wood effect flooring.

### Kitchen / Family Room

19' 5" x 9' 10" max ( 5.92m x 3.00m max )  
Flooded with natural light, this stunning space serves as the heart of the home. The two-tone kitchen, installed in 2021, is a true focal point, featuring a wide range of wall and base units complemented by stylish work surfaces. Integrated appliances include a dishwasher, fridge freezer, Neff oven, and a four-ring gas hob with a cooker hood. A sink and drainer sit beneath a double-glazed window overlooking the rear garden, with a door



providing direct access outside. Flowing seamlessly into the family area, this versatile space comfortably accommodates a large dining table and chairs, making it a perfect social hub for entertaining and everyday living.

### Conservatory

11' 1" x 8' 2" ( 3.38m x 2.49m )  
Located just off the kitchen/family room, this bright and inviting space features a continuation of the tiled flooring for a seamless flow. Fully glazed with picturesque views of the mature garden and countryside beyond, it has been upgraded with a solid roof for year-round comfort. A door provides additional access to the rear garden.

### Lounge

21' x 11' 3" ( 6.40m x 3.43m )  
This bright and spacious room benefits from dual aspects, with a front-facing window and French doors opening to the rear garden. Featuring wood effect flooring, two radiators and a cozy fireplace with a gas fire, it's the perfect spot to relax and take in the views.



### First Floor Landing

Carpeted landing with loft access which incorporates a fitted concertina loft ladder. Door to airing cupboard housing water tank and offering further storage. Doors to all first floor rooms

### Master Bedroom

13' 10" max x 11' 6" ( 4.22m max x 3.51m )  
Spacious master suite with large double glazed windows overlooking the rear garden and fields beyond. Fitted wardrobes, carpets, radiator and door to en-suite

### En-Suite

Fully replaced in 2020. Comprising fully tiled walls, vinyl flooring. Double shower cubicle, wash hand basin with vanity unit below, low level w.c. Heated towel rail and obscure double glazed window to the front

### Bedroom Two

12' 6" max x 9' 11" ( 3.81m max x 3.02m )





Double bedroom with large windows to the rear aspect overlooking the fields. Built in wardrobes, radiator and fitted carpets.

### Bedroom Three

14' 2" max x 11' 2" max ( 4.32m max x 3.40m max )  
Another good sized double bedroom to the front of the property. Laminate flooring. Corner shower cubicle. Radiator. Built in storage with shelving and hanging rail.

### Bedroom Four

9' 11" x 7' 6" ( 3.02m x 2.29m )  
Fitted carpets, radiator and double glazed window to the front aspect

### Family Bathroom

Upgraded Sanitary ware in more recent years, but family bathroom comprising bath with overhead shower and glass screen. Pedestal wash hand basin, low level w.c. Heated towel rail. Fully tiled walls, vinyl flooring and obscure double glazed window to the rear.



### Double Garage And Driveway

18'06 x 18'06  
The detached double garage is fitted with two fob operated doors at the front, Internally there is light and power. Pedestrian door.

Large driveway finished in tarmacadam to accommodate multiple vehicles

### Gardens

The front garden is primarily laid to lawn, adorned with mature trees and plants that bloom beautifully in the summer months. Gated side access on both sides of the property leads to the rear garden, a tranquil and private retreat. Mainly laid to lawn, it is filled with mature shrubs, trees, and vibrant flowers, all enclosed by hedge and fence boundaries. Paved seating areas provide the perfect spot to relax and take in the picturesque views over the fields, while a water feature, BBQ area, and outdoor tap enhance the space.







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