



## 25 Badgers Brook Rise

Ystradowen, CF71 7TW

Offers In Excess Of £399,950

HARRIS & BIRT



A modern and deceptively spacious detached property located on a popular development within the village of Ystradowen. The immaculately presented accommodation briefly comprises: entrance hall, living room, WC and kitchen/dining room to the ground floor. Upstairs offers master bedroom with en suite, a further three bedrooms and a family bathroom. Outside enjoys the benefit of private off road parking for several vehicles, a detached garage and a pretty and enclosed rear garden.

Local village facilities, all within walking distance, include parish church, village hall, children's play area, village pub (currently being refurbished) and Tudor garage with useful small shop attached. The market town of Cowbridge is just a few miles drives to the south and facilities there include schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club, rugby club etc. A few minutes to the north are extensive out of town shopping including Marks and Spencers, Tesco, Boots etc. Easy access to the main road network bring major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. There is a mainline railway station in Pontyclun and Cardiff Wales Airport is within easy driving distance.

- Spacious Detached Property
- Detached Garage
- Enclosed Rear Garden
- Popular Vale Village
- Cowbridge School Catchment
- Four Bedrooms
- Off Road, Driveway Parking
- Countryside Views
- No Onward Chain
- EPC Rating - B

## Accommodation

### Ground Floor

#### Entrance Hall 4'1 x 16'7 (1.24m x 5.05m )

The property is entered via a solid front door with decorative obscure glazed vision panels into main hall. Recessed cloaks cupboard. Wood effect laminate flooring. Radiator behind decorative radiator cover. Pendant ceiling light. Stairs to first floor. Doors to all ground floor rooms.

#### Living Room 11' x 19'4 (3.35m x 5.89m )

Spacious living room with large window overlooking front. Continuation of flooring from hall. Radiator. Pendant ceiling lights.

#### WC 3'6 x 5'6 (1.07m x 1.68m )

Modern two-piece suite in white comprising low level, dual flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Obscure glazed window to front. Tiled flooring. Radiator. Pendant ceiling light.

#### Kitchen/Dining Room 19'1 x 16'3 (5.82m x 4.95m )

Modern fitted kitchen with features to include: a range of wall and base units finished in a high gloss cream with wood effect laminate worktops and matching upstands. Inset 1.5 bowl sink with mixer tap and draining grooves. Countertop four ring gas hob with stainless steel splashback and extractor hood over. Space for undercounter washing machine. Integrated fridge/freezer behind matching decor panel. Eyeline integrated oven and grill. Cupboard housing Ideal Logic gas boiler. Window overlooking rear garden. Space for table and chairs. French doors

opening out onto rear patio. Recessed understairs storage cupboard. Tiled floor. Radiator. Pendant ceiling lights.

### First Floor

#### Landing 8'4 x 9'8 (2.54m x 2.95m )

Stairs from ground floor onto first floor landing. Fitted carpet. Cupboard housing hot water tank and shelving. Radiator. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

#### Master Bedroom 11'1 x 15'8 (3.38m x 4.78m )

Window overlooking rear garden with lovely countryside views beyond. Wood effect laminate floor. Radiator. Pendant ceiling light. Door to en suite shower room.

#### En Suite 7' x 3'11 (2.13m x 1.19m )

Modern en suite with features to include: fully tiled shower cubicle with wall-mounted mains-connected shower and sliding shower door. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Obscure glazed window to side. Radiator. pendant ceiling light.

#### Bedroom Two 7'10 x 12'4 (2.39m x 3.76m )

Window overlooking the rear garden with lovely countryside views beyond. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 10'6 x 9' (3.20m x 2.74m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Four 8'4 x 9' (2.54m x 2.74m)

Window overlooking front. Wood effect laminate floor. Radiator. Pendant ceiling light.

#### Bathroom 7' x 6'5 (2.13m x 1.96m )

Modern three-piece suite in white comprising panelled bath with mixer tap, low level, dual flush WC and pedestal wash hand basin with mixer tap. Obscure glazed window to side. Tiled floor. Part tiled walls. Radiator. Pendant ceiling light.

### Outside

The front of the property is laid to Cotswold chippings and privacy hedging. Private drive to the side offers parking for several vehicles leading to a detached garage with a pedestrian side gate leading through to the rear garden. The enclosed rear garden is laid to a mixture of lawn and Costwold chippings with a paved patio area accessed from the kitchen/dining room. Mature planted borders with fenced boundaries to all sides.

### Detached Garage

Up and over door. Part glazed pedestrian door to rear. Light and power.

### Services

All mains services are connected to the property. Gas central heating via boiler housed to cupboard in the kitchen. Double glazing throughout.

### Directions

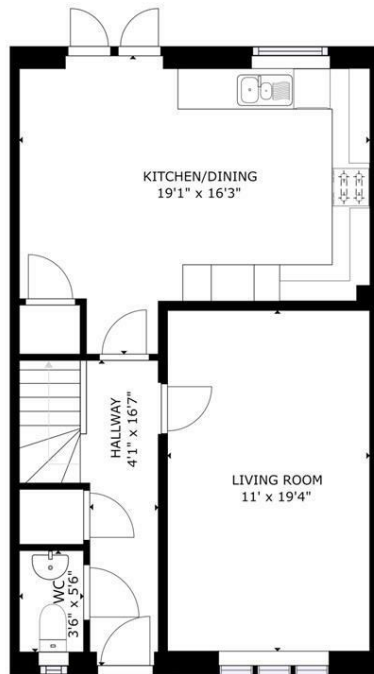
From our offices at 65 High Street, head up Cowbridge High Street to the traffic lights and turn left. Go through the villages of Aberthin and Maendy into Ystradowen. Turn third right and follow the road to the end as it curves around to the left into Badgers Brook Rise. Travel down the street bearing left and then turn right, number 25 is on your lefhand side.



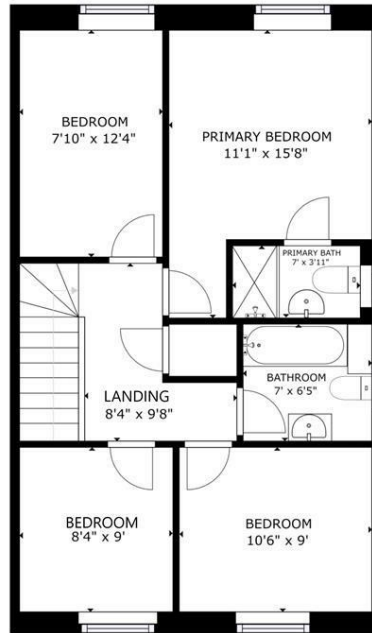








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
COMMERCIAL & RESIDENTIAL  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1: 632 sq ft, FLOOR 2: 635 sq ft  
TOTAL: 1267 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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