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28 Badgers Brook Rise
Ystradowen
Cowbridge
The Vale Of Glamorgan
CF71 7TW

28 Badgers Brook Rise

Asking price **£259,995**

Situated in the village of Ystradowen, this beautifully presented two-bedroom end of terrace home offers modern living, a private garden, and a versatile outdoor office space, perfect for first-time buyers or small families.

- Two double bedrooms
- Modern kitchen
- Spacious lounge / dining area
- Contemporary bathroom
- Ground floor WC
- Private garden
- Two allocated parking spaces
- Side access





Leading into the property via a composite front door, the HALLWAY features light oak engineered flooring and access to a contemporary downstairs WC, complete with feature flooring, corner basin, and low-level WC. The hallway flows into a bright and airy LOUNGE/ DINING AREA, the room features LVT grey flooring, white décor, under-stairs storage, and French doors with fitted blinds leading to the rear garden. The modern KITCHEN is finished with high-gloss cupboards and contemporary chrome

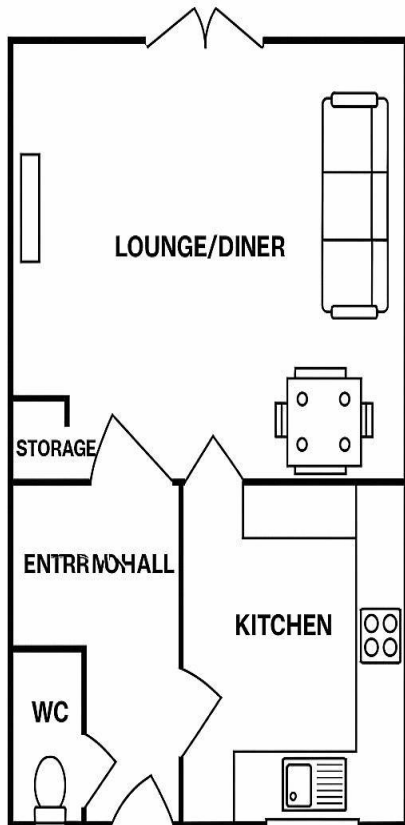
handles, offering space for a washing machine and fridge-freezer. An integrated oven, four-ring hob, and neatly concealed Ideal Logic combination boiler. A double-glazed window overlooks the front of the property, filling the space with natural light.

Upstairs, the PRINCIPAL BEDROOM is a generous double with a grey carpet, feature painted wall, and space for integrated wardrobes. Double BEDROOM TWO, located at the front of the home, is also fitted

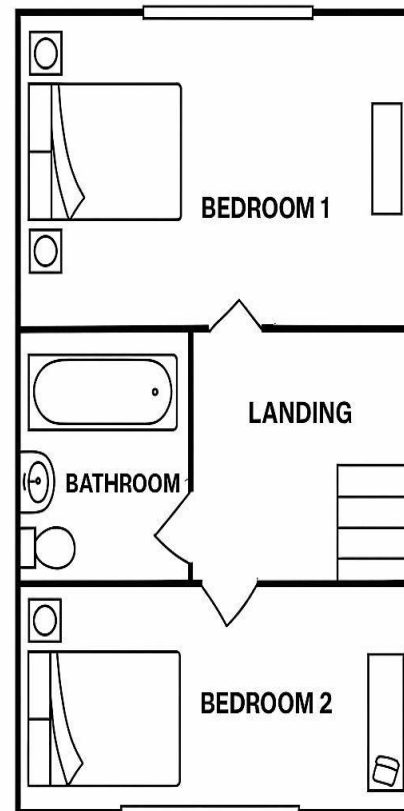
with carpet and a white radiator, ideal for guests, or a child's bedroom. The family BATHROOM features a fitted bath with shower and screen over, sandstone colour tiled splashback, hand wash basin with mixer tap, modern low-level WC, and vinyl flooring.

Outside, the rear garden offers a mix of patio and grassed area leading to pathway. External power point. The versatile outdoor OFFICE/ GYM is perfect for working from home or as a hobby room. The garden also includes a shed, flowerbed, and side access to the front of the house. To the front, you'll find two side-by-side parking spaces, outdoor tap, and further external power points.

GROUND FLOOR



1ST FLOOR





Directions

From our Cowbridge office travel in an easterly direction up the High Street to the traffic lights. Upon reaching the traffic lights turn left, follow the road through Aberthin and into Ystradowen, take the third turning right (before the garage), Follow the road St Owains Crescent until it merges with Badgers Brook Rise following around to the left. Continue on this road and take the 2nd left into the cul-de-sac where the house will be located on your left-hand side.

What3words: fraction.worms.cropping

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.
 Site management fee paid this year - £120.
 Council Tax Band D
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
 01446 772911
 sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

