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37 Badgers Brook Rise, Ystradowen

Cowbridge

£560,000

37 Badgers Brook Rise

A well-presented modern Belway Homes four-bedroom detached family home in a prime position on this sought-after development, offering open front views and a private south-facing enclosed garden.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Belway Homes built four bedroom property.
- Well presented accommodation throughout.
- Prime location with open views to front and southerly facing rear garden.
- Garage conversion creating garden/leisure room.
- Off-road parking on private driveway.
- Impressive open plan kitchen/dining room
- Principal bedroom with built-in wardrobes and ensuite shower room.
- Walking distance to village centre.
- Cowbridge comprehensive school catchment.
- Viewing highly recommended.

What3Words: enabling.direction.novel



Situated in a highly sought-after position on this conveniently located development on the periphery of Ystradowen village lies this well-presented four-bedroom family home with a garage conversion.

The **ENTRANCE HALL** has stairs rising to the first-floor galleried landing and a door leading to a cloak/storage cupboard. The hallway has high-quality vinyl wood-effect flooring, which continues into the lounge.

The **LOUNGE** is a generously sized dual-aspect room with a window to the front and glazed French doors providing views and access into the rear garden. The room benefits from an electric feature fire set within an ornate stone fireplace.

The impressive open-plan **KITCHEN/DINING ROOM** is flooded with natural light from a window and glazed French doors leading into the rear garden. It offers an extensive range of high-gloss cream-coloured base and wall-mounted with complementing worksurface units. Integrated oven, a four-burner gas hob with cooker hood over, dishwasher, and fridge/freezer. The room has porcelain tiled flooring, which continues through an open double doorway into the **UTILITY ROOM**.

The utility room, with a window to the front and a glazed pedestrian door to the side, has a continuation of the same units and roll-top work surface as the kitchen. The central heating boiler is housed within a wall unit. There is space and plumbing for a washing machine and tumble dryer, a door leads to a built-in storage cupboard.

Completing the ground floor accommodation is a **CLOAKROOM** with a window to the front, a white two-piece suite, and ceramic tiled flooring.

The first-floor landing, with loft access, provides access to the four bedrooms.

BEDROOM ONE is located at the front of the house and enjoys views across the development towards the greenbelt area. The room benefits from built-in wardrobe cupboards, a large airing cupboard housing the pressurised hot water tank with additional storage space, and an **EN-SUITE SHOWER ROOM** featuring a fully tiled double shower cubicle with a mains-powered shower.

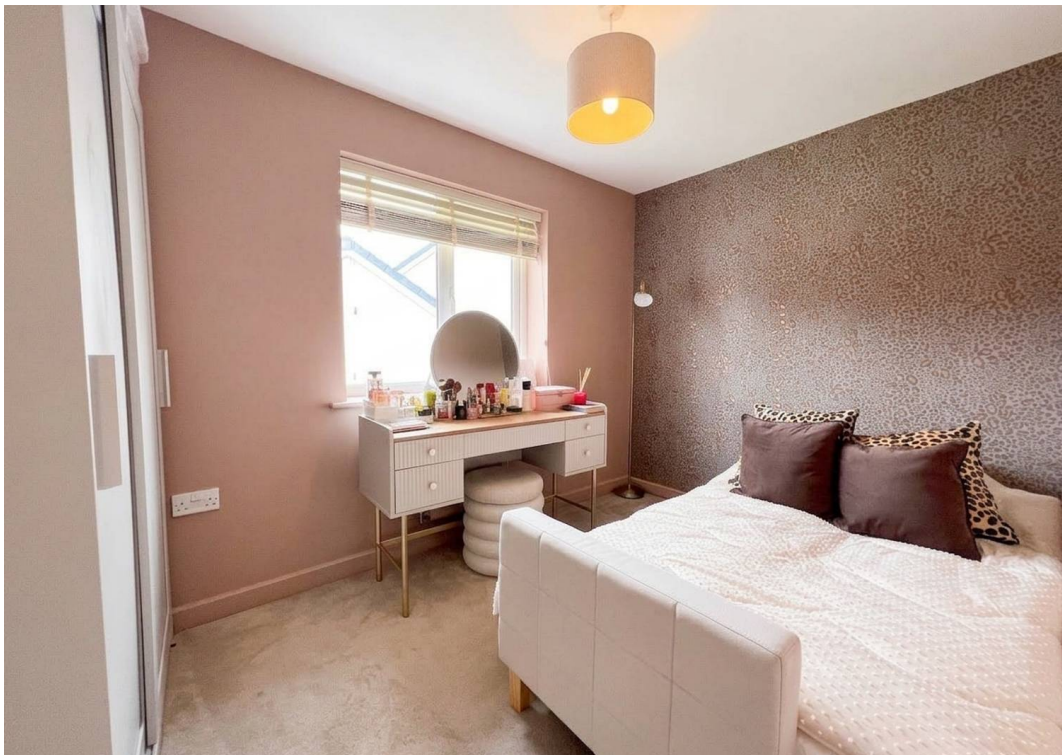
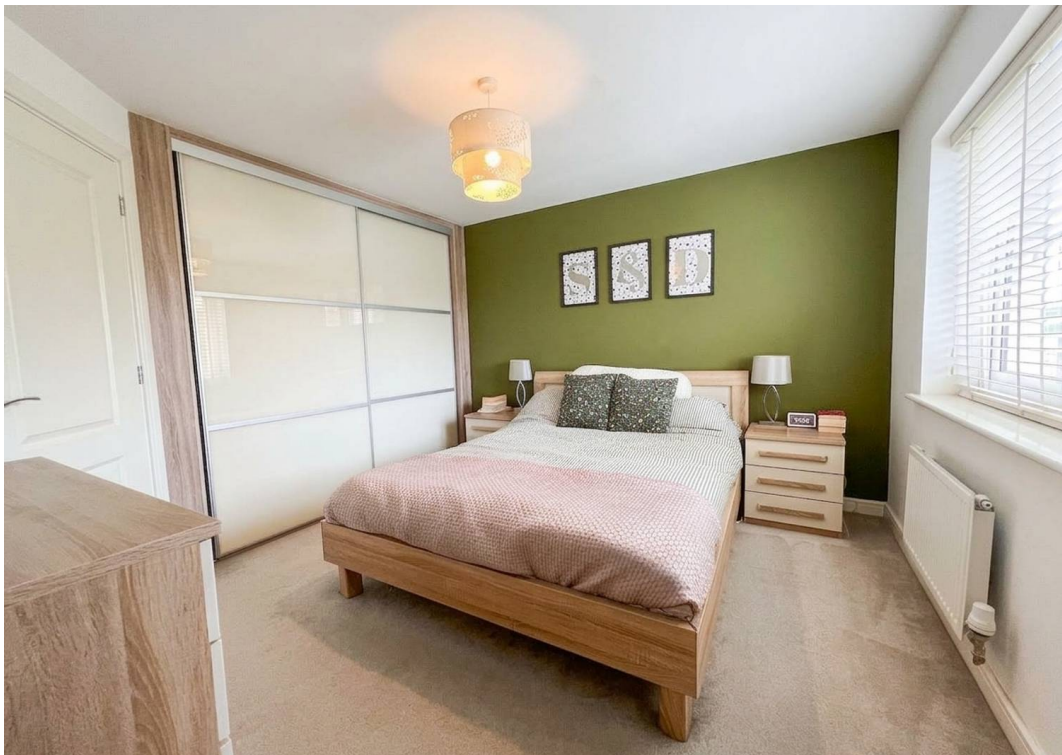
BEDROOM THREE, also is located at the front of the property, and enjoys the same views as Bedroom One.

BEDROOMS TWO and **FOUR** are located at the rear of the house, enjoying views over the garden and towards the greenbelt beyond. The bedrooms flank the family bathroom, which houses a white three-piece suite with ornate ceramic tiled splashbacks.

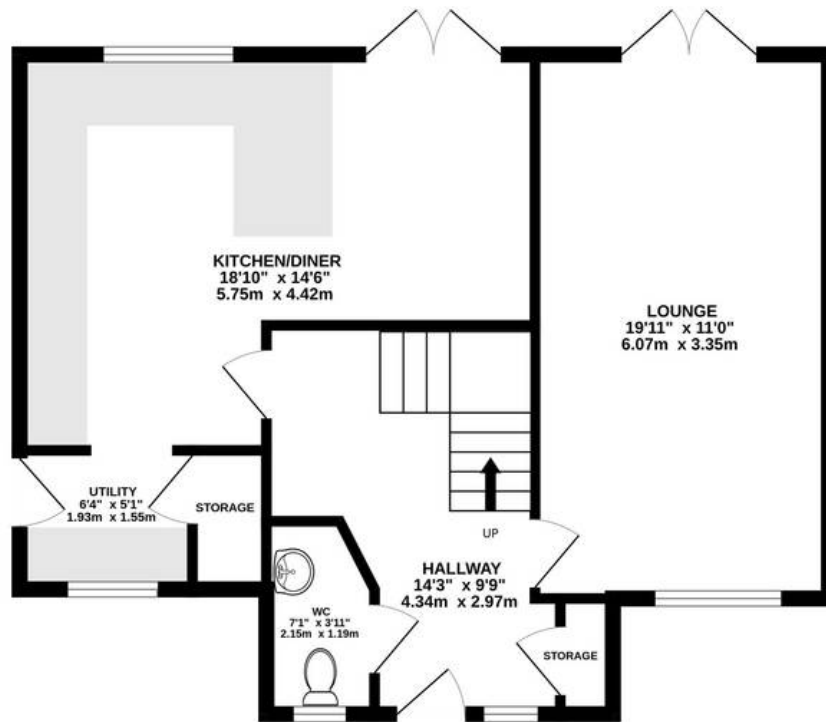
The owners have partially converted the detached garage to create a home office/living space. It benefits from glazed French doors and a window providing access to and views of the garden. It features a fitted range of bespoke storage units and book shelving. It benefits from power and lighting and has a wall-mounted electric panel heater.

The private enclosed landscaped rear garden is extensively laid to lawn, with a decked patio extending from the rear of the house, together with an additional paved patio and ornate gravel seating area along the rear boundary. The garden is bordered by overlap timber fencing.

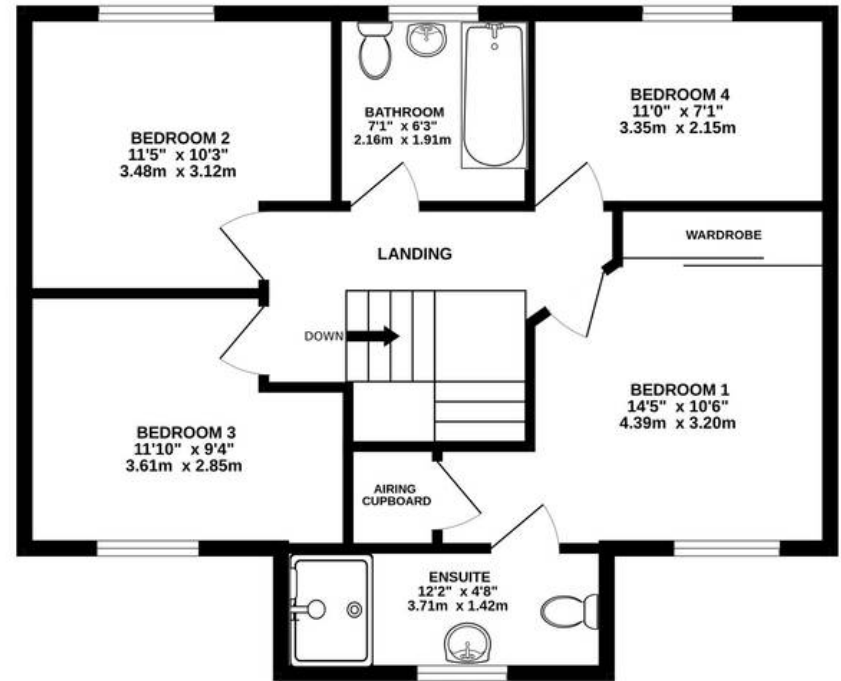




GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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