

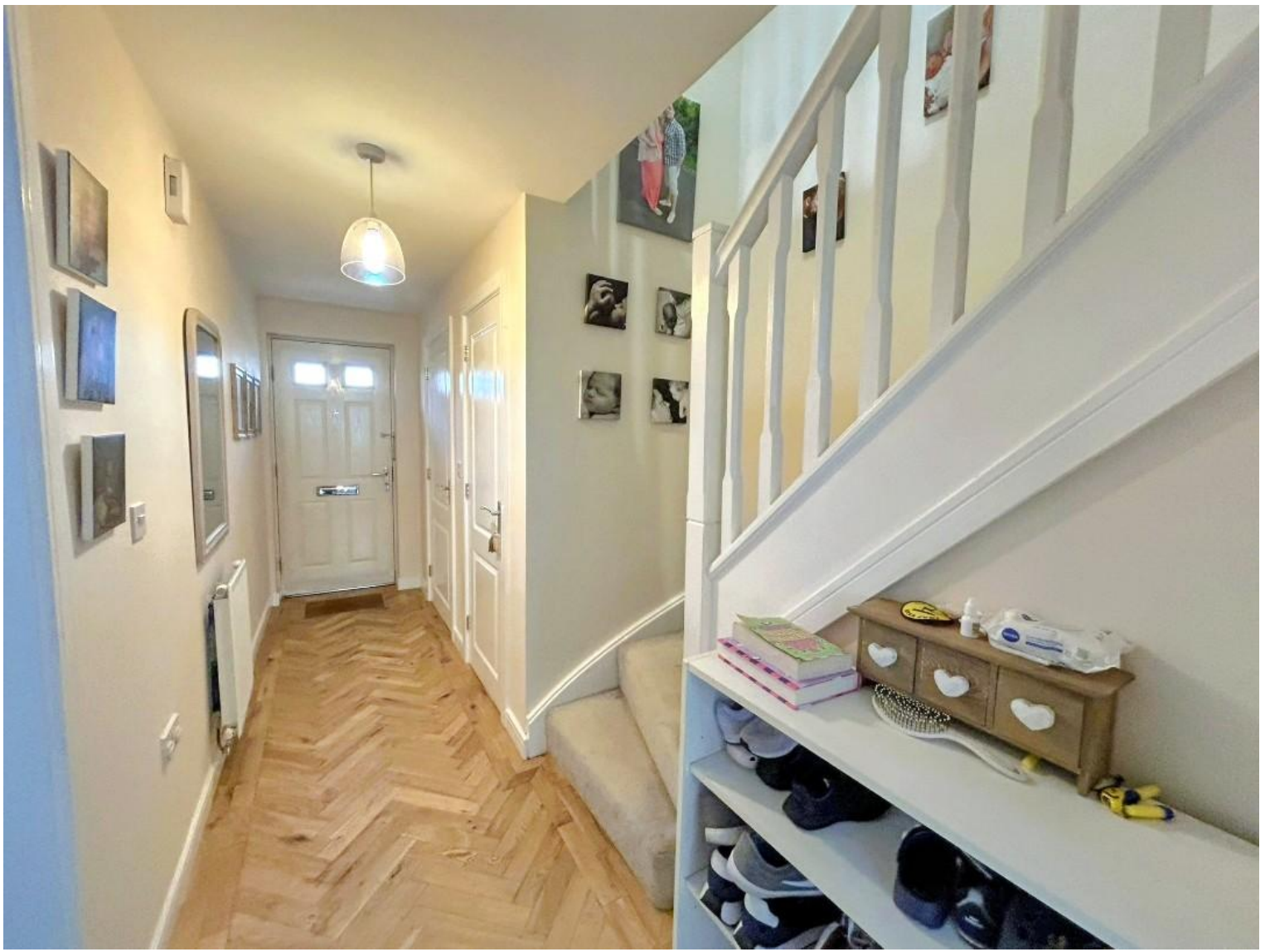


Badgers Brook Rise, offers in excess of £390,000

- Sought after location within a short distance of Cowbridge town centre and local amenities
- Well presented throughout with shutter blinds, herringbone oak flooring, Recent exterior render clean and seal
- Living room with excellent storage and feature log burner
- Fantastic kitchen / dining room with island to stay and doors leading to rear garden
- Four well proportioned bedrooms with en suite to master bedroom
- landscaped rear garden, garage currently being used as a gym, double driveway
- EPC Rating: B



 4  2  2



About the property

This immaculate detached house is an ideal family home and is situated in a highly sought-after location, surrounded by local amenities and reputable schools.

The property boasts a well-proportioned layout over two levels and has been maintained to a high standard by the current owners including recently having had an exterior render clean and seal. As you enter the property, you are greeted by a spacious reception room, complete with a stunning fireplace. This room offers a perfect space for both relaxation and entertainment.

The kitchen is another highlight of this house. It has been designed with practicality and style in mind, offering plenty of storage and workspace. It is truly the heart of this home, perfect for family meals, and social gatherings.

The house consists of four generous bedrooms with an ensuite to the master bedroom, providing ample space for a growing family.

Externally, the property benefits from a single garage and additional off-street parking to the side of the property and a landscaped rear garden.



Accommodation

Entrance Hall

16' 3" x 3' 8" (4.95m x 1.12m)

The property welcomes you through a canopied entrance with a composite front door, opening into a spacious entrance hall. This area features a soft carpet underfoot and a pendant ceiling light above. A half-turn staircase rises to the first floor, with a useful under-stairs storage cupboard measuring 2'5" x 3'5", complete with a pendant light and herringbone oak flooring.

Ground Floor Wc

5' 3" x 3' 4" (1.60m x 1.02m)

Just off the entrance hall, the ground floor WC includes a ceramic tiled floor, a pedestal wash hand basin, and a low-level WC. A frosted window with an integrated shutter provides privacy and natural light.

Living Room

18' 1" x 10' 10" (5.51m x 3.30m)

A welcoming space with oal herringbone flooring and two pendant ceiling lights. A large window to the front aspect allows natural light to flood the room, creating a bright and airy atmosphere. Fitted with excellent storage space to one wall with shelving and cupboards, log burner.

Kitchen/Breakfast/Dining Room

18' 9" x 15' 9" (5.71m x 4.80m)

This open-plan kitchen, breakfast, and dining area is laid with a ceramic tiled floor and illuminated by multiple pendant ceiling lights. The modern fitted wall and base units are topped with composite worktops, and the 1½ stainless steel sink with a drainer is conveniently positioned. A marble-topped kitchen island can either be removed or remain at the property, alongside integrated appliances including a Zanussi oven, gas hob, matching extractor, dishwasher, and Bosch washing machine. The 'Ideal' Combi boiler is neatly enclosed within a wall-mounted unit, while additional storage is available in a cupboard. French doors open out to the rear garden, seamlessly blending indoor and outdoor living.

First Floor Landing

The first-floor landing is carpeted and lit by a pendant ceiling light. An airing cupboard houses the pressurised tank and cylinder, and an attic hatch with a pull-down ladder provides easy access to the boarded loft space.

Bedroom One

15' 5" x 11' (4.70m x 3.35m)

The primary bedroom is generously sized with fitted carpet and a large window overlooking the rear garden. A door leads to the en-suite shower room.

En Suite Shower Room

3' 10" x 7' 3" (1.17m x 2.21m)

The en-suite shower room is fitted with a tiled floor and partially tiled walls. It includes a 'Roca' pedestal wash hand basin and a fully tiled mains-fed shower enclosure.

Bedroom Two

12' x 7' 10" (3.66m x 2.39m)

Bedroom two features a fitted carpet, pendant ceiling light, and a large window with views over the rear garden.

Bedroom Three

8' 8" x 10' 3" (2.64m x 3.12m)

The third bedroom is fully carpeted and includes a pendant ceiling light and a window facing the front aspect.

Bedroom Four

8' 7" x 8' 2" (2.62m x 2.49m)

The fourth bedroom also has a carpeted floor, pendant ceiling light, and a window looking out to the front of the property.

Garage

10' 3" x 9' 11" (3.12m x 3.02m)

Currently being used as a gym space, the garage has a level concrete floor, multiple power points, overhead lighting, and useful rafter storage for additional space.

Front Exterior

The front exterior of the property boasts a hedge-lined gravel frontage and a double tarmac driveway providing access to the garage.

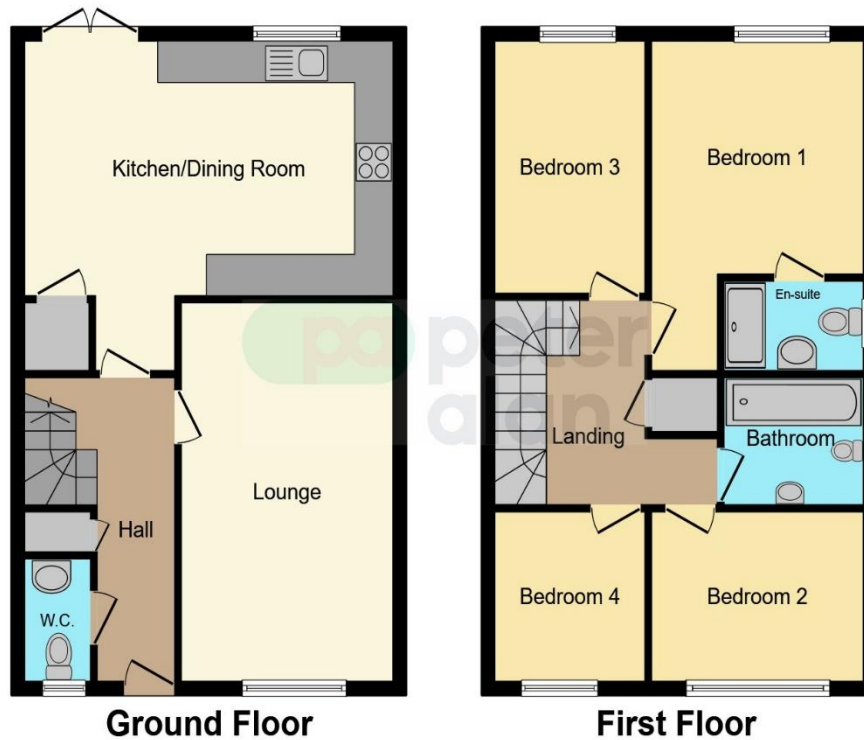
Rear Garden

The rear garden is fully enclosed and thoughtfully landscaped. A spacious paved seating area extends from the property, leading to a flat lawn, all surrounded by high-quality fencing for privacy and security.

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Floorplan



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