

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

43 Badgers Brook Rise, Ystradowen

Cowbridge

£630,000

43 Badgers Brook Rise

Ystradowen, Cowbridge

A modern four double bedroom executive detached family home, on arguably the largest garden plot on this sought after development adjacent to farmland.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern detached Belway homes built executive family home.
- Large extended garden plot, bordering farmland.
- Two reception rooms and large kitchen/diner.
- Four double bedrooms, two with ensuite shower rooms.
- Detached double garage and ample parking.
- Potential to extend subject to planning.
- Viewings highly recommended.

what3words: texted.market.foreheads







Situated on arguably the largest garden plot within this sought-after development on the periphery of Ystradowen, bordering farmland, lies this Four Double bedroom detached executive family home.

The property offers well-proportioned living and bedroom accommodation, ideal for a large or growing family, and holds significant potential to extend subject to relevant planning permission.

The accommodation comprises: a central entrance **HALLWAY** with stairs to 1st floor with understairs storage cupboard. The Hallway has large ceramic tiled floor.

The **LOUNGE** is a generous sized reception room with window to front and glazed French doors giving access and views into the rear garden. An electric feature stove is set in an ornate fireplace with black granite hearth.

The second reception room is a versatile space previously used as a **DINING ROOM** and currently a children's playroom. Window to front

The light and airy plant **KITCHEN/DINING ROOM** is triple aspect. With window to side, plus two pairs of glazed French doors giving access and views into the rear garden. It has a continuation of the same tiled floor as the hallway. Within the kitchen is a fitted range of high gloss grey coloured base, larder and wall mounted units with complementing works surfaces and splashback. Integrated double oven. Induction hob with stainless steel splashback and cooker hood over. Further integrated Fridge/Freezer, dishwasher and washing machine.

Finally, off the entrance hall as a ground floor **CLOAKROOM** with window to rear and housing a white two-piece suite.

The first-floor **LANDING** with window to rear, has a built-in **LINEN CUPBOARD**, plus loft inspection point and gives access to the bedroom accommodation. The **PRINCIPAL BEDROOM** has a window to side enjoying views over the garden and far-reaching views into the countryside beyond. The room benefits from an **EN-SUITE SHOWER ROOM** housing, a white three-piece suite.

BEDROOM TWO is also a generous sized double bedroom which also benefits from an **EN-SUITE SHOWER ROOM** with a white three-piece suite. **BEDROOM THREE** is located at the rear of the property with views over the garden. **BEDROOM FOUR** has a window to front.

The **FAMILY BATHROOM** with window to side, has tiled floors and walls to dado height, it has a white three-piece suite including panel bath, low level WC & Pedestal wash hand basin.

OUTSIDE:

To the front and side of the property is ample private parking space for multiple vehicles ahead of a **DETACHED DOUBLE GARAGE** The garage has two 'up and over' garage doors from the driveway. Pedestrian door into the garden. It benefits from power and lighting. To the front of the house is a lawn garden with paved pathways, boarded by mature hedgerow.

To the rear is a generous sized enclosed garden. It offers a paved patio which extends from the rear of the house out onto a large lawn. The garden is boarded by overlap wood fencing. It extends beyond the detached double garage where there is a private gravelled laid patio area.



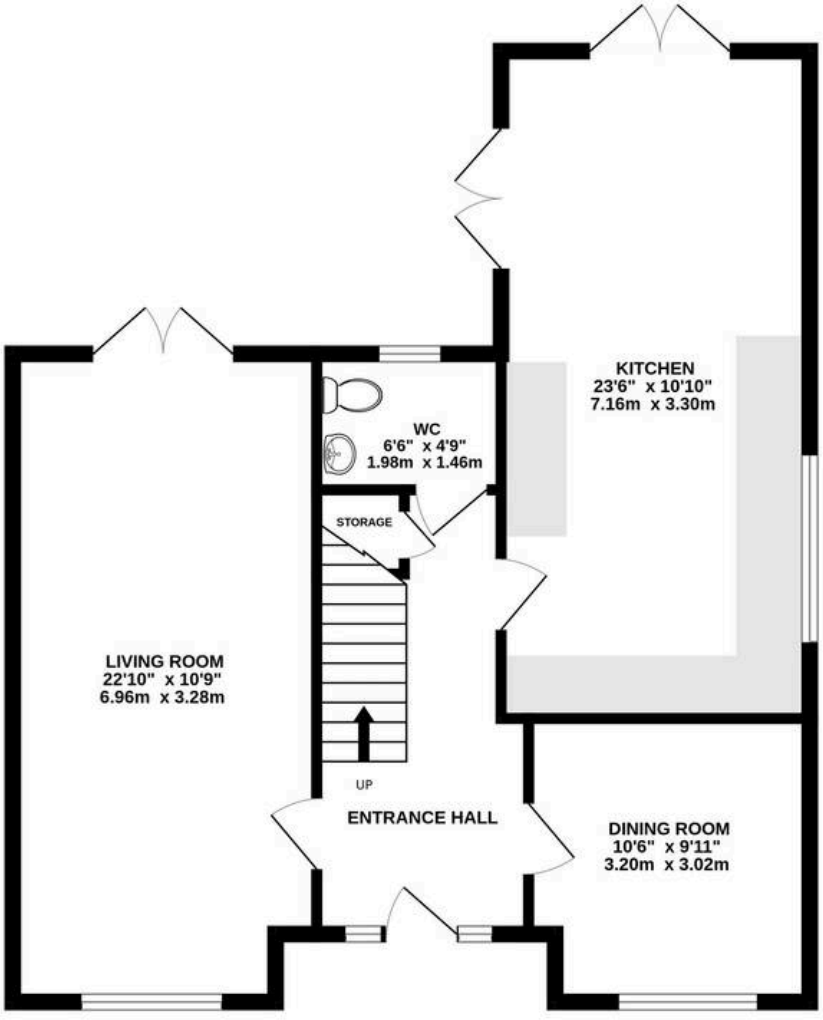




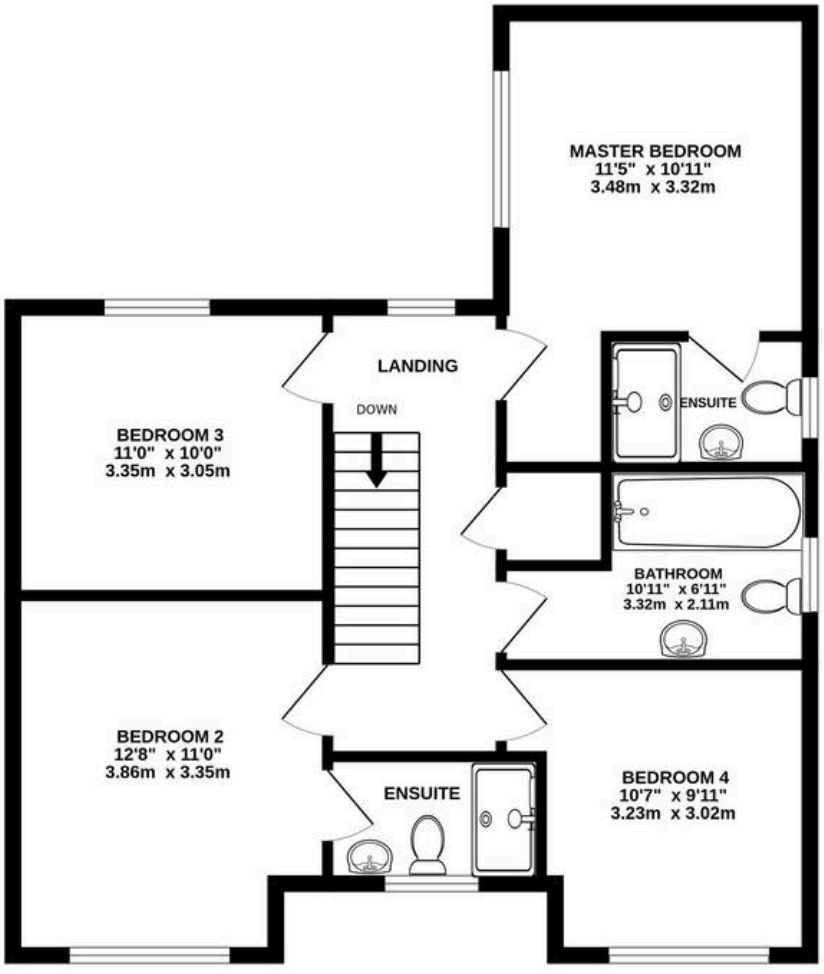




GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.9 sq.m.) approx.

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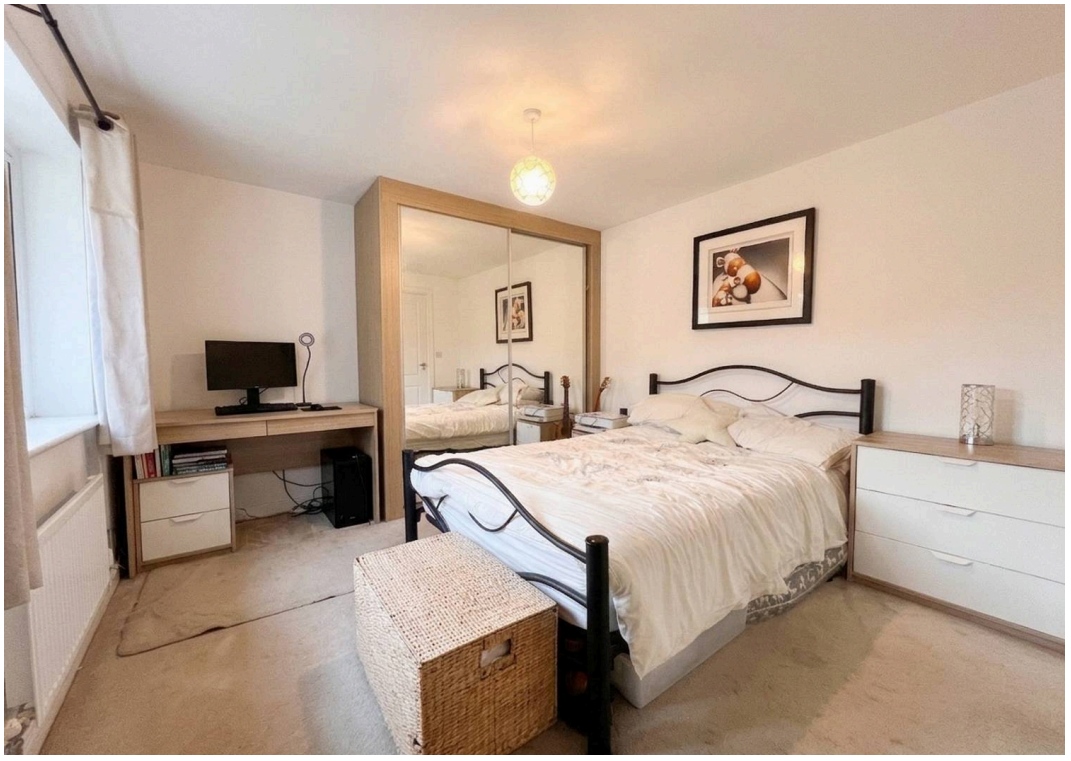
hrt herbert r thomas incorporating rawlins & madley











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