



Badgers Brook Close, Ystradowen, CF71 7TY
Offers in excess of £375,000

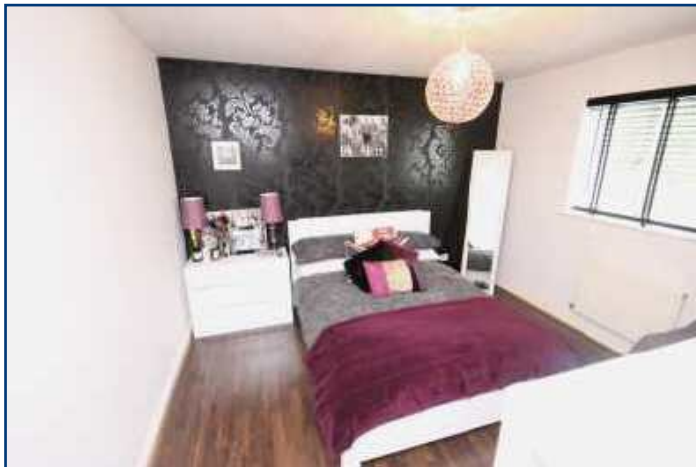
BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777 E: cowbridge@brinsons.co.uk

BRINSONS & BIRT

Brinsons & Birt are pleased to offer for sale this four bedroom, detached residence situated in the heart of a peaceful cul-de-sac within the quaint village of Ystradowen. The property benefits from gas central heating and UPVC double glazing, whilst also has 3 ground floor reception rooms, as well as an open plan kitchen dining room (in need of some modernisation). There are a further four double bedrooms to the first floor, with a master en-suite and modern fitted family bathroom.

Ystradowen is a small village with good local facilities including village church, active village hall, village pub currently undergoing refurbishment and petrol station/small shop. Ystradowen has won the Best Kept Village Award on a number of occasions and is located just a few miles from the market town of Cowbridge with its extensive facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, etc. Ystradowen is situated in the heart of the rural Vale of Glamorgan but the good local road network brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant, Barry, etc. The railway station at Pontyclun, three miles to the north, gives easy access to the UK rail network.



Accommodation

Ground Floor

Entrance Lobby

Accessed via composite front door with inset opaque vision panel to open hallway with communicating doors to all ground floor rooms. Skimmed walls, coved and skimmed ceiling, wood laminate flooring, radiator and inset storage under stairs. Double doors lead through into;

Living Room 20'2" x 11'3" (6.15m x 3.43m)

Fully double glazed aluminium sliding doors to rear with horizontal blind. UPVC double glazed window to front with matching horizontal blind. Skimmed walls, coved and skimmed ceiling, varnished wood-effect laminate flooring and two radiators.

Study 7'8" x 7'0" (2.34m x 2.13m)

Perfect space for study, playroom or secondary snug. UPVC double glazed window to front with wooden horizontal blind. Skimmed walls, coved and skimmed ceiling, wood laminate flooring to match entrance lobby and radiator.

WC

Two-piece suite comprising low-level WC and wash hand basin with skimmed walls and tiled splash back. Coved and skimmed ceiling, UPVC double glazed opaque window to side with wood-effect laminate flooring to match the lobby. Radiator.

Dining Room 11'7" (into bay) x 8'7" (3.53m (into bay) x 2.62m)

UPVC double glazed bay window to front. Skimmed walls, coved and skimmed ceiling with modern chrome light fitting. Wood-effect laminate flooring and radiator.

Kitchen/Dining Room 19'5" x 9'5" (5.92m x 2.87m)

Fitted kitchen comprising range of wall and base units with overhang breakfast bar, space for range of utilities as

well as gas four-ring hob and electric fan oven underset. 1.5 chrome sink and drainer with matching mixer tap. UPVC composite rear door with inset vision panel. Two double glazed UPVC windows to rear, skimmed and tiled walls, coved and skimmed ceiling, tiled flooring and radiator.

First Floor

Landing

Accessed via 180 degree turn staircase with open landing. Skimmed walls and fully carpeted. Textured finish ceiling with access to loft via hatch. Communicating doors to all first floor rooms with inset storage housing water tank.

Master Bedroom 13'5" x 11'6" (4.09m x 3.51m)

UPVC double glazed windows to rear with skimmed walls, textured finish ceiling, varnished wooden flooring, built-in double wardrobe and radiator. Communicating door into;

En-Suite Bathroom

Comprising three piece suite of panelled bath, low-level WC and pedestal wash hand basin with skimmed and tiled walls, textured finished ceiling and vinyl flooring.

Bedroom Two 14'1" max. x 11'2"6 (4.29m max. x 3.40m)

To the front of the property with UPVC double glazed window overlooking the front. Skimmed walls with feature papered wall, textured finished ceiling and wood-effect laminate wood flooring and radiator.

Bedroom Three 12'4" x 10'0" (3.76m x 3.05m)

UPVC double glazed window to rear with skimmed walls, textured finished ceiling, wood-effect laminate flooring and radiator.

Bedroom Four 10'0" x 7'5" (3.05m x 2.26m)

UPVC double glazed window with skimmed walls, textured finished ceiling, wood laminate flooring and radiator.

Family Bathroom

Modern re-fitted family bathroom currently comprising oversized walk-in rainfall shower unit in chrome with integrated shower and shower head attachment and separate rainfall shower. Square pedestal wash-hand basin with underset vanity unit and overhead mirror. Hidden system dual-flush WC, fully tiled walls, inset chrome spotlights, UPVC florally etched window, tiled flooring and stainless steel towel rail.

Outside

Double Garage 17'87" x 18'39" (7.39m x 6.48m)

Detached double garage with two aluminium up-and-over steel doors, detached block built dwelling with pitched roof, power and light with further storage into eaves.

Front

Mainly laid to lawn and accessed from the head of the cul-de-sac with a long tarmac driveway to detached garage. Path leads to inset storm porch and front door access.

Rear

Flat private and not overlooked to rear. Enclosed via feather-edge fenced boundaries to all sides. Mainly laid to lawn with a corner parcel of decking and wrought iron gate which leads to driveway accessing garage. Perfect garden for family living.

Services

The property is serviced by mains gas, electric, water and sewage, with gas fired central heating system.

Directions

From our offices at 67 High Street, Cowbridge, turn left and proceed up to the traffic lights and turn left on to Aberthin road. Pass through the villages of Aberthin and Maendy and into Ystradowen. Go past the pub on your left hand side and take the second turning right (before the garage) into St Owains Crescent. Turn second left into Badgers Brook Close and number 3 is a short distance down on your left hand side.

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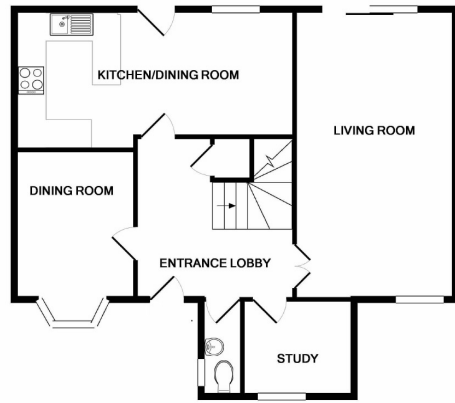
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GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 699 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1405 SQ.FT. (130.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		62	80
England & Wales		EU Directive 2002/91/EC	