



Badgers Brook Close, Ystradowen, CF71 7TY  
**£425,000**



**67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF**  
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**BRINSONS & BIRT**

A well appointed four bed, 2 bath, 3 living room plus breakfast room ensuite to kitchen, detached house. The property is delightfully located almost at the end of a small tiny private road, with fields opposite, at the end of Badgers Brook Close which itself is a small cul-de-sac. The present owner acquired additional land some years ago so the property now enjoys a good size mature rear garden. There is mains gas fired central heating and double glazing. Adjoining the property is a large double garage with scope to incorporate all or part into the living accommodation subject to any consents being obtained. The property is well laid out for family life with three separate living rooms and a kitchen ensuite to breakfast room. Upstairs there are four bedrooms and two well fitted bathrooms.

Ystradowen is a small village with good local facilities all within comfortable walking distance. These include the Parish Church, a very active village hall, the recently refurbished Meadow Vale Inn 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 traditional market town of Cowbridge with its extensive facilities. These include schooling for all ages of excellent reputation, 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 with the Heritage Coastline some miles to the south. The good local road network brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc. The railway station at Pontyclun, about 3 miles to the north, gives easy access to the UK rail network.



## Accommodation

### Ground Floor

#### Reception Hall

Shallow open fronted porch with Quarry tiled floor leads to front doorway to entrance hall. Coved ceiling. Attractive double turn stairway with storage space under.

#### Cloakroom

Luxuriously refitted with Villeroy and Boch cantilevered low level WC, Geberit push button controls and concealed cistern. Contemporary wash hand basin with pillar tap and storage under. End wall tiled to ceiling height and tiling to dado elsewhere. Oak style laminate floor. Coved ceiling. Stainless steel radiator/towel rail. Opaque glazed window.

#### Living Room 20'3" x 11'3" (6.17m x 3.43m)

Approached via 15 glazed panel double doors from the reception hall. Attractive front outlook to field hedge opposite. Double glazed aluminium sliding doors lead out to the rear terrace and garden and enjoy delightful rear garden views. Marble fireplace with polished timber Adam style surround. Coved ceiling.

#### Dining Room 11'6" x 8'6" max (3.51m x 2.59m max)

Attractive bay to floor level enjoying front views. Coved ceiling.

#### Study 7'9" x 7' (2.36m x 2.13m)

Front views. Coved ceiling.

#### Kitchen/Breakfast Room 19'6" x 9'6" (5.94m x 2.90m)

Well fitted with a range of matching wall and base units finished in maple style with matching work surfaces and tiling between wall and base units. Features include built in Bosch fridge/freezer with decor panel, built under Bosch washing machine, built under double oven finished in white with matching gas hob and filter in canopy over,

built under Bosch dishwasher with decor panel, inset Blanco 1.5 bowl single drainer sink unit finished in granite effect. Range of wall and base storage units. Glow Worm Ultimate mains gas fired boiler in wall cupboard. Spot lighting to ceiling. The kitchen area has a window overlooking the rear garden. Doorway out to rear terrace and garden. The breakfast area also has a window overlooking the rear garden and there is plenty of space for breakfast table and chairs. Tiled floor. Coved ceiling. Extractor. Spot lighting.

### First Floor

#### Landing

Easy graded double turn stairway from reception hall. Airing cupboard with water cylinder. Access to roof storage space.

#### Master Suite Bedroom One 13'6" x 11'6" (4.11m x 3.51m)

Delightful views over the rear garden. Flush fitted double wardrobe. Ensuite is:

#### Master Suite Bathroom One

Modern suite in white comprising panelled bath with glazed side screen and hand shower, free standing Kohler basin with pillar tap free standing on cupboard unit under, low level WC in white with Geberit controls and concealed cistern. Walls fully tiled. Stainless steel radiator/towel rail. Opaque glazed window.

#### Bedroom Two 14' x 11'3" (4.27m x 3.43m)

Attractive front views.

#### Bedroom Three 12'3" x 10' (3.73m x 3.05m)

Views over the rear garden.

#### Bedroom Four 10' x 7'6" (3.05m x 2.29m)

Attractive front views.

#### Bathroom Two

Modern suite in white comprising panelled bath with Kohler glazed side screen and fitted with Aqualisa shower

over, low level WC with concealed cistern and Geberit controls, Alther wash hand basin with cupboard under. Walls fully tiled. Stainless steel radiator/towel rail. Extractor. Opaque glazed window.

### Outside

#### Garage 18'3" x 17'9" (5.56m x 5.41m)

Attached double garage with two up and over doors. Electric light and power. Roof storage space. Doorway to rear garden.

### Gardens

Front garden laid principally to lawn. Double width tarmac driveway leads to the attached garage. Gated side access. The principal garden lies to the rear and is a delight. Good size and well fenced with densely stocked flower and shrubbery borders and with a substantial green boundary to the rear. There is a paved terraced with access directly from the kitchen/breakfast room and living room. A pathway laid to paving with brick borders run across the back of the property. Outside water point. An ideal garden for children to play and plenty of scope for the enthusiastic gardener.

### Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed.

### Directions

From our offices at 67 High Street, Cowbridge turn left and proceed up to the traffic lights and turn left onto the Aberthin Road. Pass through the villages of Aberthin and Maendy and into Ystradowen. Pass the Meadow Vale Inn 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. At the end go onto the private driveway with houses only on your left hand side. Number 5 is the last house but one and there is plenty of space to park in front of the garage.











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## Awaiting Floor Plans



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