



8 Badgers Brook Close
Ystradwen, Near Cowbridge, Vale of Glamorgan, CF71 7TY

WATTS & MORGAN 160
YEARS



8 Badgers Brook Close

Ystradownen, Cowbridge, Vale of Glamorgan, CF71 7TY

£395,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A detached, three bedroom home in this popular village within easy reach of Cowbridge town and its schools and shops. Living room with bay window, kitchen/dining room running the width of the property and adjacent utility room. Conservatory to the rear opening to a paved patio with garden beyond. Largest bedroom with fitted wardrobe and en suite shower room, two further bedrooms and family bathroom. Driveway parking and garage. To the rear an enclosed garden with paved patio and lawn.

Directions

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights, turning left onto A4222 Aberthin Road. Drive through the villages of Aberthin and Maendy and continue into Ystradownen. After passing the White Lion Public House take the second right hand turn into St Owains Crescent; and take the second left into Badgers Brook Close. No 8 is located to your right, after about 40 yards.

- Cowbridge 2.9 miles
- Cardiff City Centre 14.7 miles
- M4 (J34, Miskin) 5.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * 8 Badgers Brook Close is conveniently located within Ystradowen Village.
- * It has been well maintained by the current owners and offers an ideal purchase.
- * Steps lead up to a porchway and entrance door into a ground floor hallway from which stairs lead to the first floor and doors lead to the living room, kitchen/diner and also to a ground floor cloakroom.
- * A good size living room has a bay window looking over front garden and into Badgers Brook Close.
- * Running the width of the property is a kitchen/dining space including a good range of units and matching wall cupboards with appliances, where fitted, to remain including integral fridge and freezer.
- * Space and plumbing for a dish washer and for a gas cooker (available by separate negotiation).
- * Window from the kitchen area looks over the rear garden and adjacent doors open to the conservatory.
- * There is ample room in this family space for a good size dining table.
- * A utility room, adjacent to the kitchen, includes a side door to a path running to the side of the property and has space/plumbing for a washing machine and cupboards for additional storage.
- * To the rear of the property is a conservatory ideally positioned to look out over the rear garden and with double width French doors opening to a paved patio area with lawn beyond.
- * To the first floor, a landing area has doors leading to all bedrooms and to the family bathroom.
- * The largest of the bedrooms to the front of the property has its own fitted wardrobes and en-suite shower room.
- * Two further bedrooms both overlook the rear garden.
- * Both these bedrooms share use of the family bathroom with its shower over bath.

GARDENS AND GROUNDS

- * From Badgers Brook Close, a drop down curb leads onto the driveway which, in turn, runs past the lawned front garden.
- * Driveway has parking for two cars end to end and leads into the garage.
- * Garage (approx. max. 5.5m x 2.9m) accessed via an up and over door. A pedestrian door, to its rear, leads into the rear garden.
- * A gated entrance to the front leads, via a paved path, to the side of the property and into the garden.
- * To the rear of the property is an enclosed garden space with paved patio areas leading, in turn, onto a lawn.
- * The rear garden is enclosed, primarily by timber fencing.

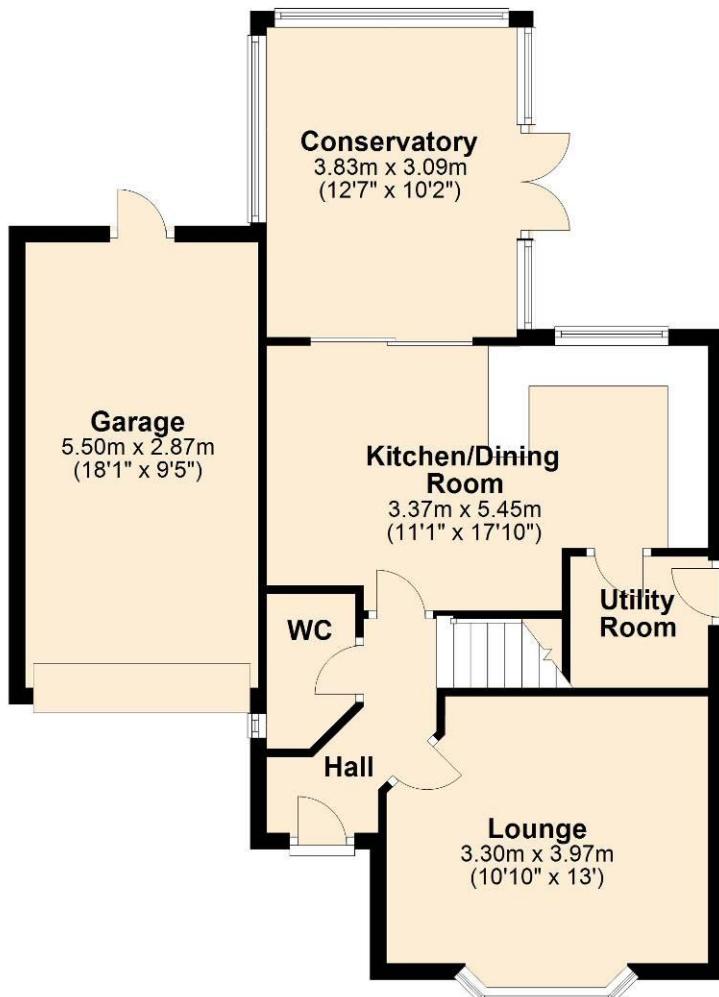
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band F

PROCEEDS OF CRIME ACT 2002

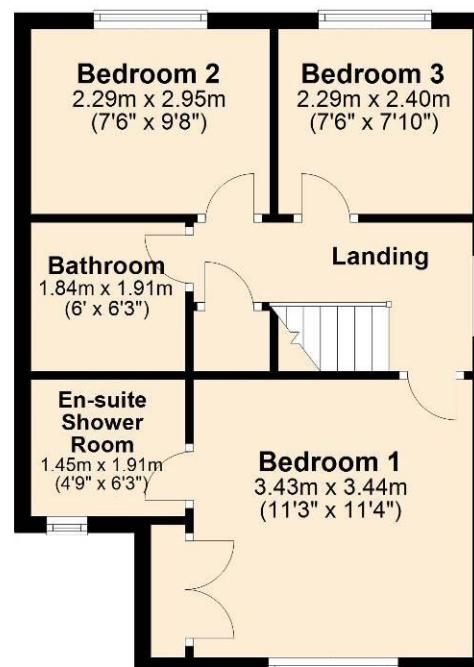
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

Ground Floor



Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

**Bridgend**

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