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Badgers Brook Drive, Ystradowen Cowbridge

£550,000

 **peter
alan**

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About the property

Presenting to the market for the first time since its construction, a well presented family home, offering spacious accommodation throughout, complete with a private driveway, double garage and generous rear garden.

The ground floor features a welcoming main reception room to the front, while a second reception room to the rear benefits from French doors opening onto the garden, creating an ideal space for both relaxing and entertaining. The contemporary kitchen/dining room is fitted with a range of integrated appliances and also enjoys French doors leading directly to the rear garden. A study and convenient WC complete the ground floor accommodation.

To the first floor are four generously sized bedrooms, including a superb principal bedroom with en suite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property benefits from a private and generous rear garden with a seating area, perfect for outdoor dining and family enjoyment. To the front, a driveway provides ample parking and leads to the double garage.

An excellent family home combining modern living with versatile accommodation in a highly desirable setting.

Accommodation

Location

Convenient access to Ystradowen's amenities. Step outside to enjoy a network of scenic footpaths, perfect for field and woodland walks. Just across the road, you'll find the charming and well-regarded White Lion pub, the village hall, a Petanque court, a multi-use games area, and a children's playpark.

Hallway

Entered via part glazed UPVC front door. Doors leading to the living room, kitchen/dining room, study and cloakroom. Stairs leading to the first floor. Radiator, carpeted.

Living Room

16' 8" x 10' 10" (5.08m x 3.30m)
UPVC double glazed window to front, electric fire, double doors leading to the second reception room, radiator, carpeted.

Study

6' 10" (Max) x 7' 1" (2.08m (Max) x 2.16m)
UPVC double glazed window to front, Karndean wood effect flooring, radiator.

Cloakroom

UPVC double glazed obscured window to rear, WC, vanity wash hand basin with tiled splash back, radiator, Karndean wood effect flooring.





Reception Room Two

11' 8" x 9' (3.56m x 2.74m)

UPVC double glazed French doors leading to the rear garden, radiator, carpeted.

Kitchen / Dining Room

19' 3" (Max) x 12' 2" (Max) (5.87m (Max) x 3.71m (Max))

UPVC double glazed window overlooking the rear garden and UPVC double glaze French doors leading to the rear garden. Units to base and wall height, granite worktop and upstand inset with stainless steel sink, four ring gas hob with stainless steel extractor hood over. Integrated double oven, recently installed dishwasher, fridge freezer, washing machine. Full length pantry cupboard, understairs storage cupboard. Door leading to second reception room, radiator, continuation of Karndean wood effect flooring.

First Floor Landing

UPVC double glazed window to side, doors leading to four bedrooms and bathroom, access to loft space, cupboard housing water tank, radiator, carpeted.

Bedroom One

17' 5" (Max) x 13' 7" (Max) (5.31m (Max) x 4.14m (Max))

UPVC double glazed window to front, fitted wardrobes, door to ensuite, radiator, carpeted.



En Suite

UPVC double glazed obscured window to front, bath with shower over, WC, pedestal wash hand basin, partially tiled walls, radiator.

Bedroom Two

14' 1" x 11' (max) (4.29m x 3.35m (max))

UPVC double glazed window to front, wood effect flooring, radiator.

Bedroom Three

11' 10" x 8' 7" (3.61m x 2.62m)

UPVC double glazed window to rear, wood effect flooring, radiator.

Bedroom Four

8' 7" x 7' 9" (2.62m x 2.36m)

UPVC double glazed window to rear, fitted wardrobes, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to rear, bath with shower over, push button WC, pedestal wash hand basin, tiled walls and floor, chrome ladder style radiator.

Front Garden

Driveway for multiple cars, access to double garage via up and over doors, gated access to the rear garden.

Rear Garden

Private rear garden laid mostly to lawn with fencing to boundaries, mature shrubs and trees, areas laid to patio and decorative stone. Exterior tap, pathway to side and gate leading to the front of the property.



Garage

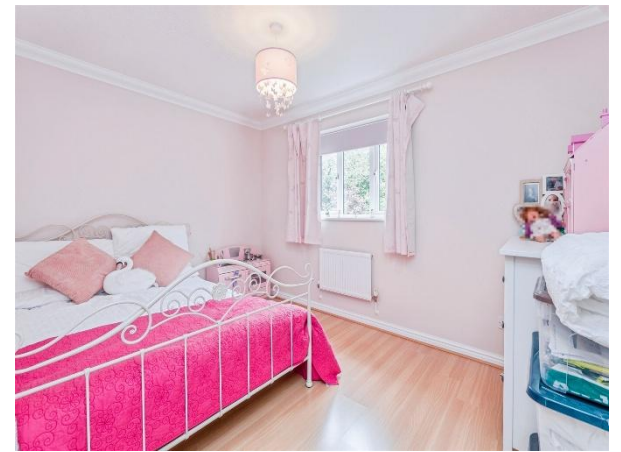
18' 5" x 17' 11" (5.61m x 5.46m)

Double garage with up and over doors to the front, eave storage, lighting and electrical points.

Additional Information

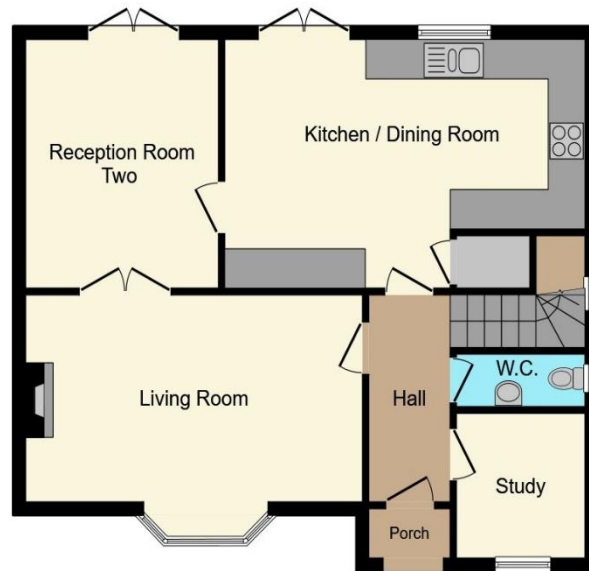
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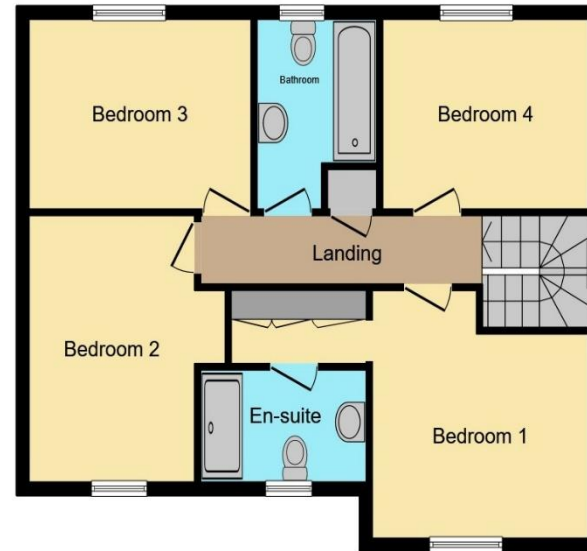


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Ground Floor



First Floor

Total floor area 135.3 m² (1,456 sq.ft.) approx

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