



14 BADGERS BROOK RISE  
YSTRADOWEN, NEAR COWBRIDGE, VALE OF GLAMORGAN, CF71 7TW

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SITUATED ON THE NEW & EXCLUSIVE DEVELOPMENT NAMED EDENBROOK IN THE HEART OF YSTRADOWEN.

- Cardiff City Centre 13.1 miles
- Cowbridge 3.0 miles
- M4 (J33) 5.5 miles

## Accommodation & Amenities;

- Entrance Hall • Living Room • Kitchen/Dining Area • Utility • WC •
- First Floor Landing • Master Bedroom With En-Suite
- Three Further Bedrooms • Family Bathroom •

## Gardens & Grounds;

- Driveway • Garage • Front & Rear Gardens •
- EPC Rating 'B' •



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*1857 - 2007*



## SUMMARY

Badgers Brook Rise is situated on the brand new and exclusive development named Edenbrook in the heart of Ystradowen. Surrounded by rolling countryside and farmland yet only three miles from Cowbridge. On the ground floor, a selection of integrated appliances complements the fitted kitchen, comprising a fridge freezer, dishwasher, stainless steel gas hob, electric oven and chimney hood. While the utility room includes plumbing for a washing machine and tumble dryer. Access to the rear garden is via double doors in the dining area and a second set of double doors in the dual-aspect living room. A cloakroom and storage cupboard complete this level. On the first floor, the master bedroom benefits from an en suite with shower enclosure, while the remaining bedrooms share the family bathroom. Both bathrooms are presented with Roca white sanitaryware, Bristan chrome-finish brassware and ceramic tiling to the walls.

## SITUATION

The popular Village of Ystradowen is only a few minutes drive from the Historic Market Town of Cowbridge. Commuting to Cardiff, Bridgend and Llantrisant is easy with access to the M4 Motorway at Junction 34 some 5 miles away. The Village of Ystradowen falls within the School catchment area of the well regarded Cowbridge Secondary School and Primary schooling is available at the Llansannor "Mountain School". There is a local pre-School playgroup held in the Village Hall and the Village also enjoys a public house and a Church together with a garage / petrol station with a small shop. The Market Town of Cowbridge provides an excellent range of shops and services to suit all needs and leisure activities are well catered for in the leisure centre, tennis club, squash club, cricket and rugby clubs. The Heritage Coastline is a short distance away and there are numerous high standard golf courses within the area. The Capital City of Cardiff includes a comprehensive range of retail and commercial facilities, theatres, etc., and a main-line rail connection to London in around two hours.

## TENURE & SERVICES

Freehold. All mains services connect to the property. Metered water supply. Gas-fired 'combi' central heating.

## DIRECTIONS

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A4222 Aberthin Road. Drive through the villages of Aberthin and Maendy. After passing the White Lion Public House, continue through the village turn right into St Owains Crescent, continue on this road and take the forth left into Badgers Brook Rise where no.14 will be on your left hand side.

## 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.

## THE PROPERTY

### ENTRANCE HALL

Composite door, Entrance Hall with storage cupboard and doors leading to principle reception rooms.

### LIVING ROOM 19' 9" x 10' 11" (6.04m x 3.35m)

A generous sized, dual aspect Living Room with double doors leading to the enclosed garden.

### KITCHEN/DINING AREA 18' 9" x 14' 4" (5.74m x 4.37m)

Comprehensively fitted with a range of wall and base units with roll top laminate work surfaces, stainless steel sink. A selection of integrated appliances complements the fitted kitchen, comprising a fridge freezer, dishwasher, stainless steel gas hob, electric oven and chimney hood. Access to the rear garden is via double doors in the dining area.

### UTILITY ROOM 6' 5" x 4' 11" (1.96m x 1.50m)

While the utility room includes plumbing for a washing machine and tumble dryer, storage cupboard, and composite door leading to the side of the property.

### WC

Two piece suite comprising; WC and pedestal sink.

### FIRST FLOOR LANDING

Providing access to all bedroom accommodation.

### MASTER BEDROOM 14' 1" x 10' 4" (4.30m x 3.17m)

The master bedroom benefits from fitted mirror wardrobes, airing cupboard and en-suite with shower enclosure

### EN-SUITE SHOWER ROOM

En-suite shower room fitted with a 3-piece suite comprising; WC, sink and walk-in shower.

### BEDROOM 2 11' 4" x 10' 2" (3.47m x 3.11m)

Second double bedroom with window to the front of the property.

### BEDROOM 3 11' 10" x 9' 2" (3.63m x 2.80m)

Third double bedroom with window to the rear of the property.

### BEDROOM 4 11' 0" x 6' 11" (3.37m x 2.13m)

Forth good sized bedroom with window to the rear of the property.

### FAMILY BATHROOM 7' 2" x 6' 2" (2.20m x 1.89m)

The family bathroom is presented with Roca white sanitaryware, Bristan chrome-finish brassware and ceramic tiling to the walls.

### GARAGE

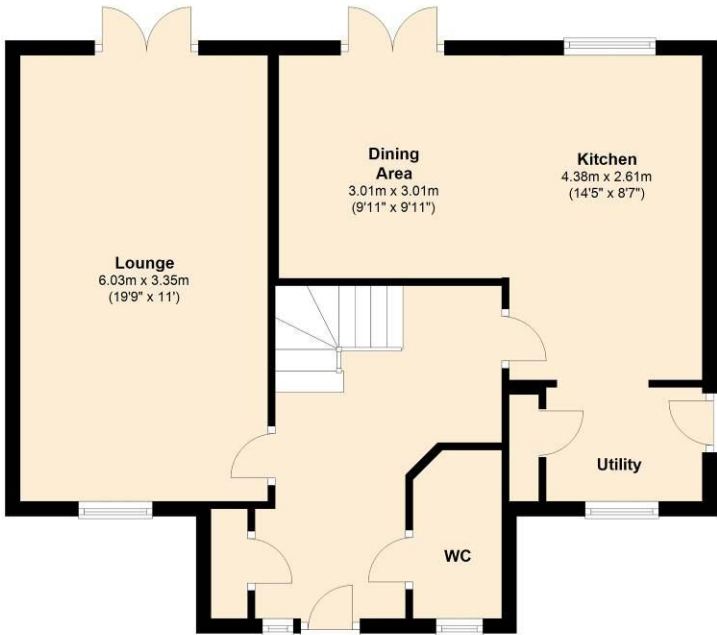
Fitted with a manual up and over door.

### GARDENS & GROUNDS

The property is accessed onto a private driveway which leads to the detached garage. The front garden is predominantly laid to lawn with paved pathway leading to the entrance and a wooden side gate providing access to the rear. The south facing garden provides ample space for entertaining, with a variety of lawned and patio areas.

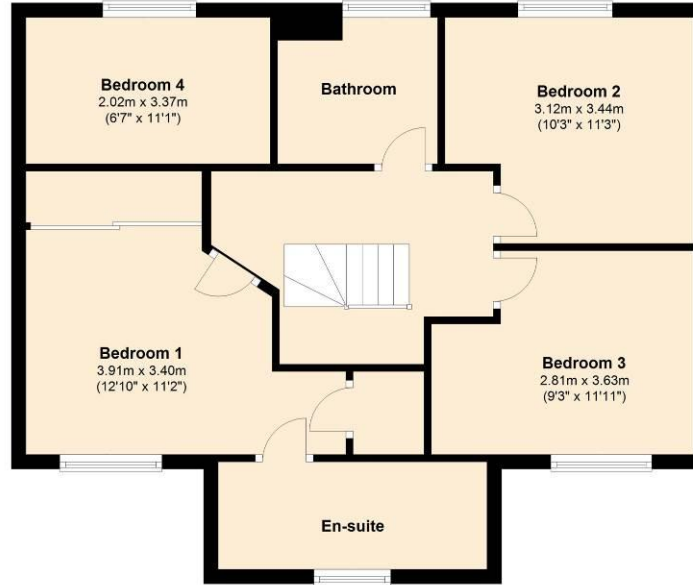
### Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)

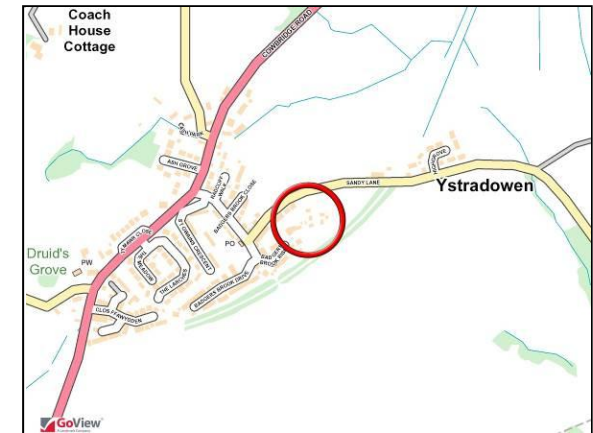


### First Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Approximate boundary for indication only. Not to scale.



Total area: approx. 122.8 sq. metres (1321.5 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>		94	(92-100) <b>A</b>
(81-91) <b>B</b>	84		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales

Any 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. The plans do not form part of any contract.

