

HUNTERS[®]

HERE TO GET *you* THERE



Buarthau

Blackmill, Bridgend, CF35 6ER

£450,000



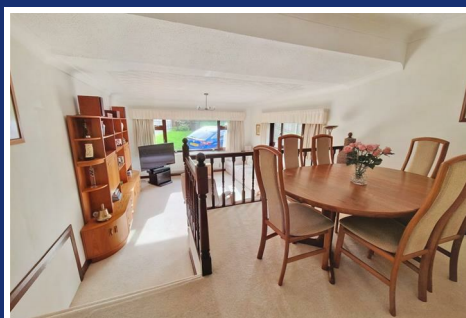
Council Tax:



5 Buarthau

Blackmill, Bridgend, CF35 6ER

£450,000



General

The property is found in Blackmill, in the Ogmere Vale area which is a small valley of around 8,000 population. Located 10 mins from junction 36 of the M4 in South Wales and found in the County of Bridgend. Just a 30-40 min drive can get you to Cardiff or Swansea, and the coast with the mountains and countryside on your door step.

The valley boasts many facilities and amenities including: Primary Schools, Comprehensive School, Doctors Surgery, Bus routes, variety of shops, takeaways, pubs and leisure facilities, all within a few minutes drive.

Hallway

central hallway, with carpets, skimmed walls and textured ceilings which are covered with central lighting, radiator, upvc door to front and side panel, two utility / coat cupboards, doors to:

Lounge / Dining

23'1" x 14'1" (7.04m x 4.29m)

A split level room with upper dining area with steps to lower living area, with carpets, skimmed walls and textured ceilings which are covered with central lighting, two windows to front with automated electric curtains, two radiators.

Kitchen

13'4" x 13'4" (4.06m x 4.06m)

with tiled flooring, skimmed walls and ceilings with spot lighting which are covered, selection of base and wall units in beech with granite worktops and tiled back splash, waste disposal unit and hot tap, integral double electric oven with warming drawer, electric hob and extractor hood, dishwasher, fridge

freezer built in surrounding cupboard, window and door to balcony, open to landing area.

Landing Area

14'7" x 18'0" (open area) (4.45m x 5.49m (open area))

with carpets, papered walls with dado rail and textured ceilings which are covered with central lighting, wooden cantilever spiral staircase to lower ground, radiator, window to rear.

Lower Lounge

32'7" x 17'3" (9.93m x 5.26m)

split level room with carpets, papered walls with dado rail and textured ceilings which are covered with central lighting, patio doors to rear with automated electric curtains, 3 feature windows to rear, two radiators, red brick feature fireplace with oak mantle and slate hearth with gas fire, spiral staircase to upper ground.

Master Bedroom

17'8" x 11'10" (5.38m x 3.61m)

with carpets, skimmed walls and textured ceilings which are covered with central lighting, window to rear with automated electric curtains , two radiators, selection of built in wardrobes and matching drawers and bedside cabinets, open arch to ensuite.

Ensuite Bathroom

10'2" x 10'1" (3.10m x 3.07m)

carpet flooring, tiled walls and textured ceilings which are covered with central lighting, 5 piece suite with sunken jacuzzi bath, his and hers sinks, wc and bidet, window to side, radiator.

Bedroom 2

13'00" x 12'9" (3.96m x 3.89m)
with carpet, skimmed walls and textured ceilings which are covered with central lighting, window to front with automated electric curtains , radiator.

Bedroom 3

13'5" x 9'11" (4.09m x 3.02m)
with carpets, skimmed walls and textured ceilings with central lighting, window to front, radiator.

Bedroom (Lower Ground)

20'3" x 10'4" (at widest) (6.17m x 3.15m (at widest))
with carpets, skimmed walls and ceilings which are covered with central lighting, glazed door and side panel to rear, two radiators, door to ensuite.

Ensuite (Lower Ground)

7'7" x 7'2" (2.31m x 2.18m)
tiled flooring and walls with skimmed ceilings with spot lighting, 2 piece white suite wc and hand wash basin built into vanity storage, separate shower cubicle with thermostatic shower and glass screen, chrome towel radiator, matching utility cupboard, window to rear.

Store Room

with carpet tiling flooring, smooth walls and ceilings with central lighting, door to side rear, selection of shelving and cupboard space.

Family Bathroom

12'11" x 7'3" (3.94m x 2.21m)
tiled flooring and walls, skimmed ceilings with spot lighting, 4 piece white suite, bath, wc, bidet, and sink built into vanity storage with matching wall units and lighting, separate shower cubicle with thermostatic shower and glass screen, under floor heating and airing cupboard, window to rear, chrome towel radiator.

Rear Garden

with terraced patio area against the back of the property with views across the valley, tarmac path leading to lower grassed area and rear shed, side access to driveway for several cars.

Block built outbuilding with power and lighting, front door and window and window to side.

Front enclosed gardens with selection of mature trees and bushes, block paved path to front door, front iron gates.



Road Map



Hybrid Map



Terrain Map



Floor Plan

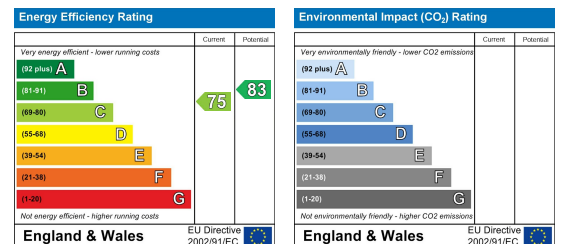


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.