

**hrt**  
herbert r thomas

17 Cwm Felin  
Blackmill, Bridgend,

CF35 6EJ

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## 17 Cwm Felin

Asking price **£318,500**

This beautiful, extended four bedroom detached property lies on the popular Barratt Homes development in Blackmill.

Extended four double bedroom detached property

Built by Barratt Homes in 2005

Quiet cul de sac location

Within walking distance of local shops and amenities

Spacious kitchen with additional utility area

Beautiful sun room to the rear with vaulted ceiling and French doors

Bedrooms with built-in/fitted wardrobes

Integral garage and driveway parking









This extended four bedroom detached property lies in a quiet cul de sac within the Barratt Homes development of Cwm Felin. The beautifully presented property benefits from multiple reception rooms, a spacious kitchen with separate utility area and a cloakroom/WC to the ground floor. The first floor accommodates four generous sized bedrooms, the main bedroom with en suite, and a family bathroom. There is an integral garage with power, light and an electric roller shutter door. Gardens to the front and rear.

The property is entered via a modern composite door into an entrance hallway with staircase rising to first floor landing, bespoke oak shelving and a contemporary oak door leading to the lounge. The lounge has solid wood flooring with a window to the front aspect, a door to a useful under stairs storage cupboard and an archway through to the dining area. The dining area has a continuation of the solid wood flooring and matching oak doors to the kitchen/breakfast room and sunroom. The room is currently used as an office area and comes complete with a bespoke built in desk with seating, storage and fitted bookshelves above. The sunroom has a vaulted ceiling with Velux windows allowing plenty of natural light to flood the room, recessed spotlights, high gloss tiled flooring and windows and French doors overlooking the rear garden. The kitchen/breakfast room has been fitted with a range of base, wall, display and drawer units with butchers block effect worktops and comprises of a ceramic sink unit with swan neck mixer tap, space for a Range cooker, an American fridge/freezer and a dishwasher. There are part tiled walls, high gloss tiled flooring, inset spotlighting and an archway to the utility area. The utility has a matching range of base and wall units with plumbing and space for two appliances, inset spot lighting, double glazed

window and door, and an oak door to the downstairs cloakroom. The cloakroom has been fitted with a two piece suite comprising of a vanity unit wash hand basin and low level WC with an obscured double glazed window to the side.

To the first floor the stairs and landing are carpeted with a loft inspection hatch with pull down ladder to a partially boarded and insulated attic. Solid oak doors lead to all bedrooms and the family bathroom. The main bedroom has a window to the rear overlooking the garden and benefits from a range of bespoke oak wardrobes and door to a well-appointed en-suite shower room. The en-suite has been fitted with a three piece suite comprising of walk-in shower cubicle with rainfall shower, vanity unit wash hand basin and low level WC. There is a heated towel rail, full height tiling to walls, tiled flooring, inset spotlighting and an obscure

double glazed window to the side. The second bedroom benefits from solid wood flooring and bespoke built-in mirrored wardrobes. Bedrooms three and four are both generous double rooms, one with a built-in storage cupboard. The bathroom has been fitted with a three-piece suite comprising of a panelled bath with mixer tap and shower over, low level WC and vanity unit wash hand basin. There are tiled splashbacks to the wet areas, tiled flooring and an obscure double glazed window to the front.

Outside, the property is approached by a tarmac driveway allowing off road parking leading to the integral garage. The front garden has a variety of mixed plants and shrubs and a gravelled area for additional parking. A pathway leads to the front door. There is a side gate to the enclosed rear garden which is laid out patio and lawn.





## Tenure

Freehold

## Services

Council Tax Band E

EPC Rating C

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

29/10/23, 3:52 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC)                 |                                  |   |
|--|----------------------------------|---|
| 17 CHURCH FIELDS<br>BRIDGEND<br>CF31 1LH<br>CF31 1LH | <b>Energy rating</b><br><b>C</b> | <b>Valid until</b> 8 October 2033<br><b>Certificate number</b> 8009-6326-6008-1326-1306 |
| Property type  |                                  | Detached house  |
| Total floor area                                     |                                  | 127 square metres   |

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-exemptions-registered-property-owners-energy-efficiency-standards-landlords-guidance>.

## Directions

From Junction 36 of the M4 (Sarn) follow signs for Bryncethin, follow this road down the hill, through the traffic lights, travel directly over the roundabout and out beyond Bryncethin into Blackmill. At the traffic lights, turn right and follow this road as it leaves Blackmill taking the first right onto Cwm Felin. Follow the road and take the second left where the property will be found on the left hand side as indicated by our for sale sign.

Viewing strictly by appointment  
through Herbert R Thomas

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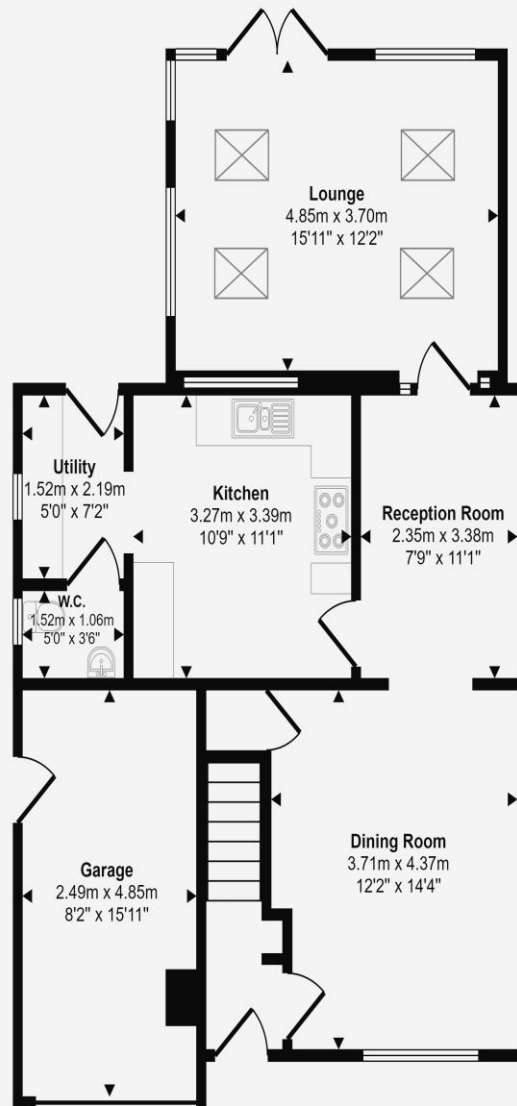
**RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

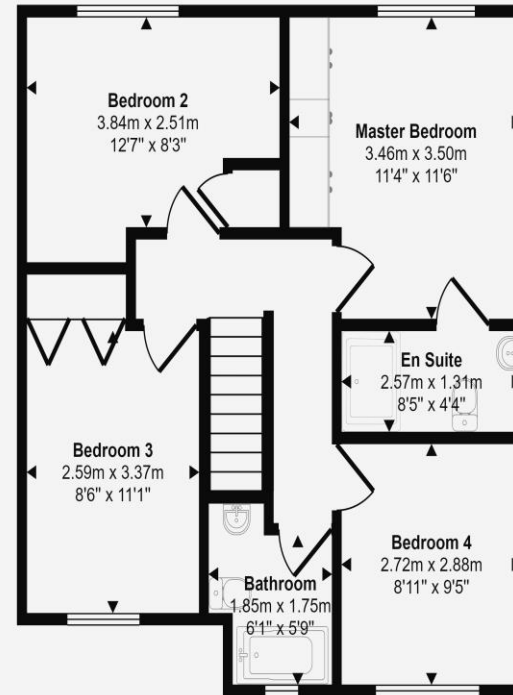




Approx Gross Internal Area  
136 sq m / 1460 sq ft



Ground Floor  
Approx 79 sq m / 848 sq ft



First Floor  
Approx 57 sq m / 612 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



