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herbert r thomas

1 Cwm Felin
Blackmill, Bridgend,

CF35 6EJ

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1 Cwm Felin

Asking price **£249,950**

Beautifully presented three bedroom detached property situated on a corner plot in the Barratt Homes Development of Cwm Felin, Blackmill.

**** Check out the 360 virtual tour ****

Three bedroom detached property with garage conversion

Corner plot

Family bathroom & ground floor cloakroom/WC

Spacious kitchen/dining room

Landscaped gardens to the front & rear

Off Road parking





This beautiful three bedroom detached property lies on a generous corner plot with off road parking and a private rear garden. Built in 2005 as one of the first show homes, the property offers a spacious lounge with bespoke brick fireplace, a garage conversion allowing an extended 'L Shaped' kitchen/family room and a modern family bathroom. Cwm Felin is ideally located in a quiet development just a few minutes' drive from Junction 36 of the M4 Motorway.

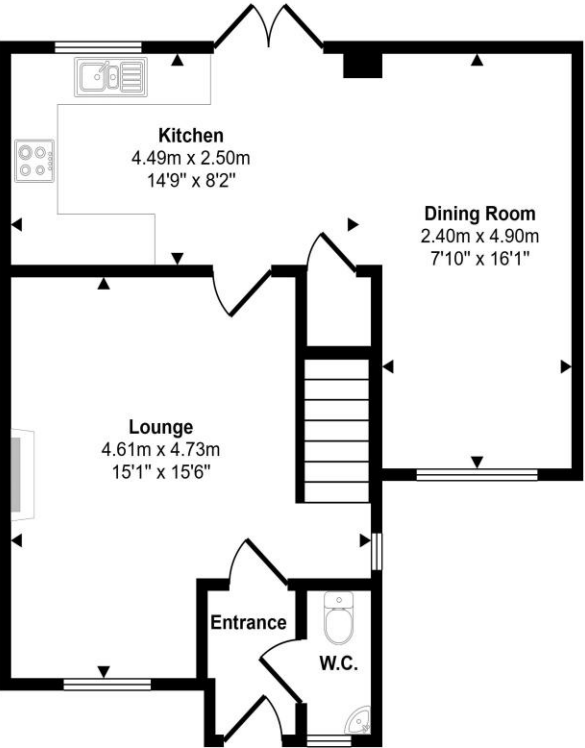
The property is entered via a composite door leading to the entrance with engineered oak flooring, a cloakroom/WC found on the right hand side and a door into the lounge. The cloakroom is fitted with a two piece suite and comprises of a pedestal wash hand basin and separate WC, there is tiled flooring and a window to the front. The lounge has a continuation of the engineered oak

flooring, windows to the front and side, an open staircase leading to the first floor and a door to the kitchen/ diner. A bespoke brick fireplace has been created which currently houses an electric style log burner. The kitchen is fitted with a range of base, wall and drawer units with wood effect work surfaces and comprises of a one and a half bowl sink unit, electric double oven and gas hob, space for a washing machine, fridge/freezer and an integrated dishwasher. The walls are part tiled and there is an under stairs storage cupboard and French doors open out to the rear garden. The garage conversion has been transformed to create a generous kitchen/dining/family room with plenty of space for a dining table, sofa and room for a desk/home office and has a window to the front aspect.

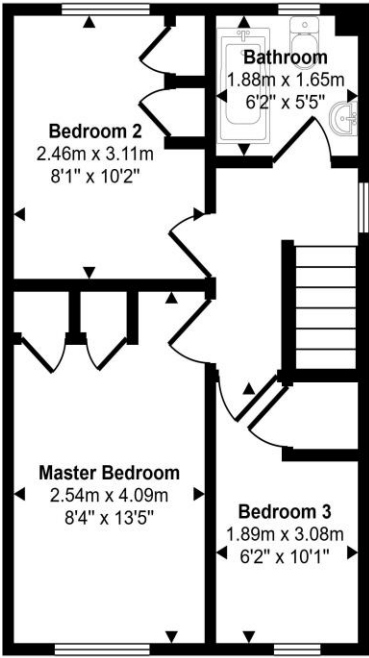
To the first floor the stairs and landing are carpeted and there is a loft hatch allowing access to the attic which is part boarded and doors to all three bedrooms and the family bathroom. The main bedroom lies to the front of the property and is a generous double room with a window to front aspect, fitted carpets and two built in wardrobes providing hanging and storage space. Bedroom two is another double room with window to the rear and benefits from two built in wardrobes and fitted carpet. Bedroom three is a generous single bedroom with window to the front, fitted carpet and a built in cupboard housing the hot water tank with additional storage. The family bathroom is fitted with a three piece suite comprising of a panelled bath with a thermostatic rainfall shower, a vanity unit with wash hand basin inset and a WC. The walls and floors are fully tiled and there is a heated chrome towel rail, matching unit with mirror, shaving point and a window to the rear.

The property is approached by a driveway allowing off road parking for two cars. The front garden is landscaped and laid to artificial lawn with decorative borders. There is side access to the rear garden that has a patio area leading from the property. The remainder of the garden is laid to artificial lawn with a raised deck to the rear. The garden is surrounded by brick boundary walls and wooden feather edge fencing.

**Approx Gross Internal Area
82 sq m / 880 sq ft**



**Ground Floor
Approx 48 sq m / 520 sq ft**



**First Floor
Approx 33 sq m / 360 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.





Tenure

Freehold

Services

All Mains Services
Council Tax Band D
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.

11/12/21, 2:30 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
1, Cwm Felin, BRIDGEND CF31 1LH	Energy rating C	Valid until 29 October 2027 Certificate number: 8743-6920-4319-3307-0982
Property type	Detached house	
Total floor area	80 square metres	

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-choose-rental-property-minimum-energy-efficiency-standard-and-lodging-guidance>.

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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 where the property can 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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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.

