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PETER MORGAN REAL ESTATE

exp[®] UK

Blackmill, Bridgend, CF35 6ER

£475,000

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'RIVERWOOD' IS A FAMILY SIZE, GARAGE LINK DETACHED 3-4 BEDROOM, 2 BATHROOM, DORMER BUNGALOW STANDING IN ITS OWN GROUNDS OF APPROXIMATELY 1/4 OF AN ACRE WITH MANY ATTRACTIVE FEATURES TO INCLUDE, 11' HIGH VAULTED CEILING EXTENSION WITH WOOD BURNER, FITTED KITCHEN / BREAKFAST ROOM, EXCEPTIONAL VIEWS, SEMI CIRCULAR DRIVEWAY AND MORE!!!

Situated within the semi rural village of Blackmill. Convenient for village amenities, pubs, restaurant, filing station and Celtic Trail Cycle Track. Approximately 4 miles from the M4 at Jct 36. Approximately 25 miles from Cardiff and Swansea.

The property has versatile accommodation comprising ground floor main hallway, lounge with bay window, fitted kitchen/ breakfast room, 11' vaulted ceiling to living room, family bathroom, 2 double bedrooms (or alternative uses such as dining room, play room etc). First floor landing, shower room and 2 further double bedrooms with views of woodlands and hills.

Externally there is an 8 car semi circular driveway, single garage, vegetable plot, shed and greenhouse. Paved patio area, lawned area and sun terrace. This home benefits from uPVC double glazing and combi gas central heating. Fitted carpets and blinds are to remain.

GROUND FLOOR

Hallway

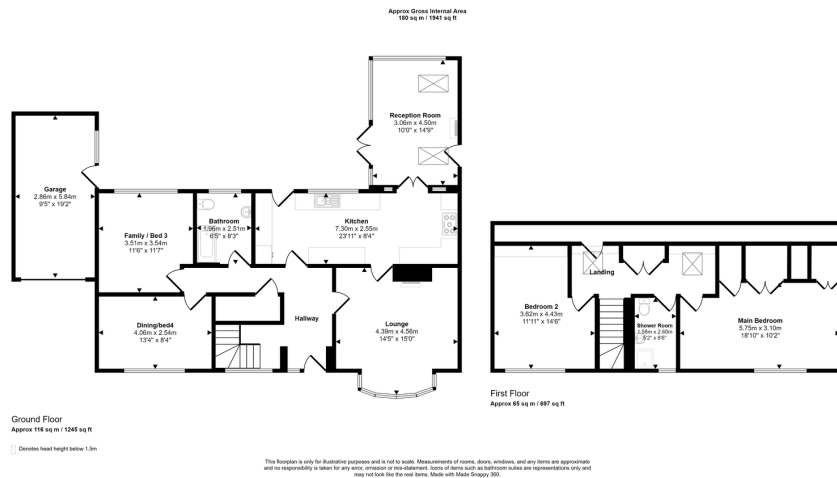
Stained and leaded uPVC double glazed front door with matching side panel. Engineered wood flooring. Coir matting to door entrance. Wall mounted central heating thermostat and timer. Walk in under stairs store cupboard with electrical consumer unit and light. Radiator. Plastered walls and ceiling. Coving. Part glazed doors to living areas. Panelled doors to bedrooms and open doorway leading to..

Inner Hall

uPVC double glazed window with vertical blinds to front. 1/4 turn carpeted and spindled staircase to first floor. Fitted carpet. Plastered walls. Textured and coved ceiling.

Lounge





- Detached dormer bungalow within 1/4 acre of grounds
- Spectacular 11' high ceiling to living room
- Kitchen/ breakfast room with cooking range
- Up to 4 double bedrooms- versatile accommodation
- Open aspect views to front
- Semi rural Village location, 4 miles from the M4 at Jct 36
- Semi circular driveway for approximately 8 cars
- Single garage
- Wood burner, combi gas central heating and uPVC double glazing
- Council Tax Band: F. EPC: D

