

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



Woodside, 18 Danycoed, Blackmill, Bridgend, Bridgend County. CF35 6ES



£325,000

Main Features

- Detached Three Double Bedroom bungalow
- Desirable Cul-de-sac location
- Vacant possession
- Integral single garage
- Driveway for approximately 2 cars
- Landscaped front garden
- South/westerly facing rear garden
- Approximately 4 miles from the M4 at junction 36
- uPVC double glazing and Gas central heating
- Council Tax Band: F. EPC: C

General Information

CIRCA 1970 BUILT TRADITIONAL DETACHED THREE DOUBLE BEDROOM BUNGALOW SITUATED IN A DESIRABLE CUL-DE-SAC WITH FAR REACHING VIEWS FROM THE REAR, SPACIOUS ACCOMMODATION , LANDSCAPED GARDENS, GARAGE, VACANT POSSESSION AND MORE!

Situated in a cul-de-sac location within the Village of Blackmill, within approximately 300m of Blackmill Village centre and Celtic Trail cycle track. Approximately 4 miles from the M4 at Junction 36 and 7 miles to Bridgend Town centre. 12 miles from The Heritage Coastline at Ogmere By Sea, 25 miles from Cardiff International Airport and 28 miles from Cardiff City Centre. Major Intercity rail link to London Paddington is at Bridgend Town Centre.

The accommodation briefly comprises ground floor hallway, kitchen/breakfast room, lounge/dining room, bathroom and three double bedrooms, benefiting from uPVC double glazing and gas central heating. Externally the property benefits from a landscaped front garden, south/westerly facing rear garden, integral single garage and gated driveway.

GROUND FLOOR

Hallway

Original front door with matching glazed side panel. Parquet wood block flooring. Two sets of double doors leading to storage and cloaks cupboards. Radiator. Plastered walls. Coving. Airing cupboard housing hot water tank and slatted shelves. Attic entrance.

Kitchen/Breakfast Room

UPVC double glazed window and door with far reaching views of woodland and hills to rear. Roller blinds. Shaker style fitted kitchen finished with white doors. Granite effect worktops with upstands. One and half bowl porcelain sink unit with mixer tap. Plumbed for washing machine. Electric cooker point. Wall mounted condensing traditional central heating boiler with wireless thermostat. Tiled floor. Wood clad and tiled walls. Strip and pendulum lights. Coving. Under counter fridge to remain.

Lounge/Dining Room

Double aspect room with far reaching views of garden, countryside and hills to the rear. uPVC double glazed window to front. Vertical blind. uPVC double glazed doors with matching side panels and casement window to rear. Fitted vertical blinds. Stone feature fireplace with electric fire and TV shelf. Two radiators. TV connection point. Wall and ceiling lights. Wall mounted gas central heating thermostat. Coving. Ceiling roses.

Bathroom

uPVC double glazed window to side. Low level WC. Pedestal hand wash basin and panelled bath in white. Tiled walls. Fitted carpet. Radiator.

Bedroom 1

uPVC double glazed window to front. Vertical blinds. Radiator. Fitted carpet.

Bedroom 2

uPVC glazed window to rear with far-reaching views of woodland and hills. Vertical blind. Radiator. Hand wash basin with hot and cold running water. Fitted wardrobe and chest of drawers. Coving.

Bedroom 3

uPVC double glazed window to front. Vertical blind. Radiator. Fitted wardrobe. Fitted carpet. Coving.

EXTERIOR

Front Garden

Landscaped garden laid to lawn with well stocked planting beds. A variety of shrubs. Double gated driveway for approximately two cars. Pathway access to both sides of property. Outer porch with courtesy light to front door.

Integral Garage

Up and over vehicular door to front. uPVC double glazed door and wooden window to rear garden. Wall mounted electric meter and consumer unit meter. Electric light and power point.

Rear Garden

South/Westerley facing (afternoon sunshine). From the garden there are far reaching views over woodland and hills. Tiered, fully landscaped rear garden laid with full width paved patio with access to lounge and kitchen. Three further tiers laid to lawns, vegetable plots, variety of ornamental shrubs and trees. Aluminium framed greenhouse. Floodlight.

Detached Outbuilding

uPVC double glazed door and window to garden. Block built.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding F

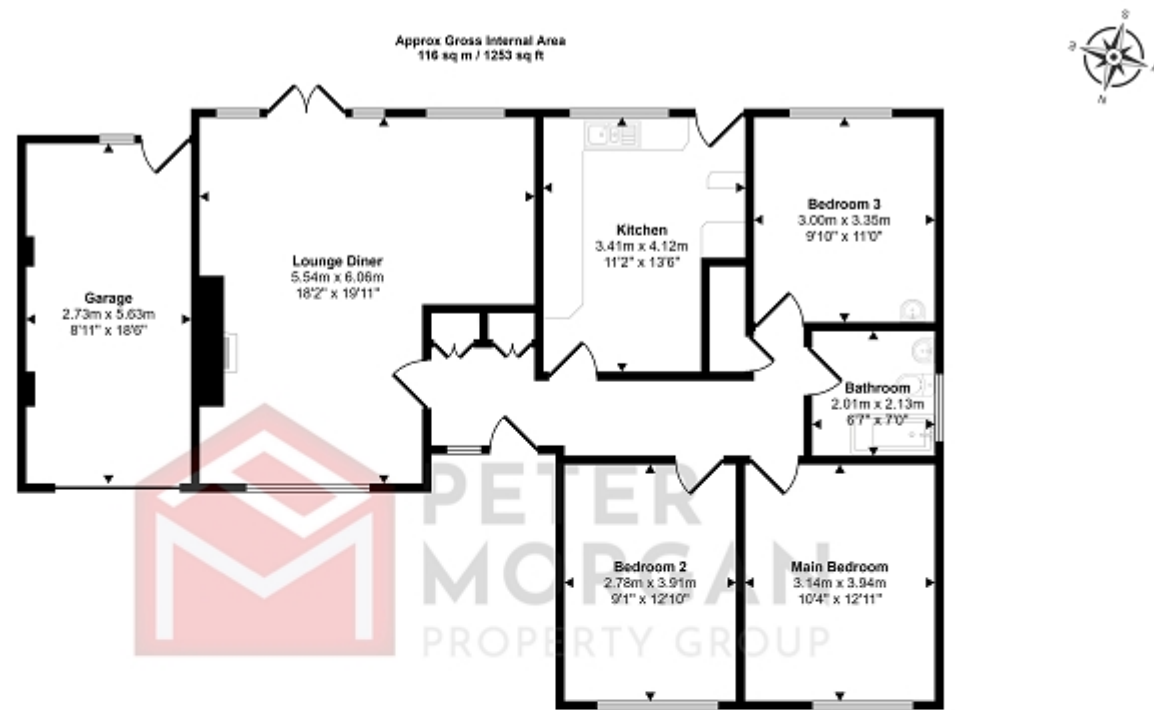
Current heating type Gas

Tenure Freehold










Floorplan
Approx 111 sq m / 1193 sq ft



Storage Room
Approx 6 sq m / 60 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 300.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

