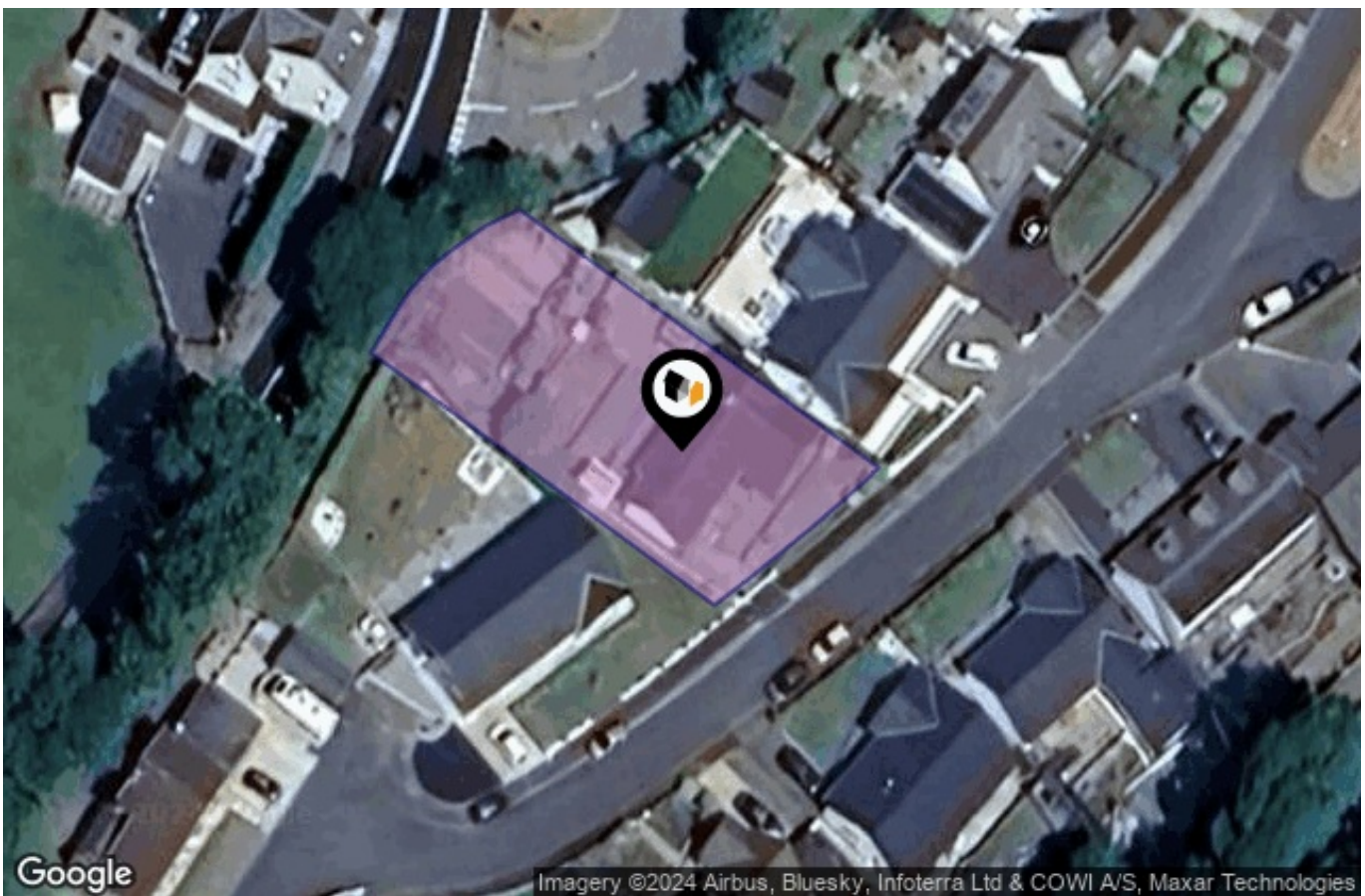




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MARKET APPRAISAL GUIDE

18, Danycoed, Blackmill, Bridgend, CF35 6ES



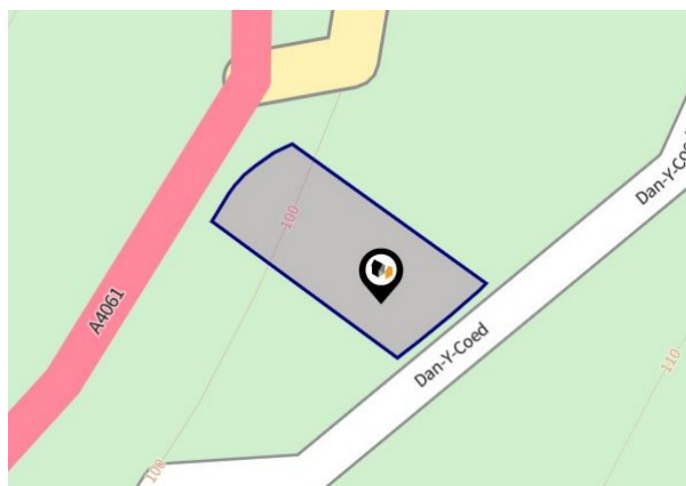
The key facts about your property & the local market



9th July 2024

YOUR PROPERTY

Overview



 Boundary (Land Registry Title Plan)



PROPERTY KEY FACTS

UPRN: 10033000543
Floor Area: 1,022 ft²
95 m²
Plot Size: 0.17 acres
Council Tax Band: F
Annual Cost: £3,242
Land Registry Title Number: WA58284
Tenure: Freehold

AREA KEY FACTS

Local Authority: Bridgend
Flood Risk: No Risk
Conservation Area: No




Property Details

Property Type: Detached
Bedrooms: 3
Bathroom: 1
Outside Space: GARDENS
Parking: Driveway & Garage

Predicted Broadband Speeds

Basic: 4 Mbps
Superfast: 80 Mbps

Satellite / Fibre TV Availability

BT: 
Sky: 
Virgin: 

PLANNING HISTORY

No Planning Records Available



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YOUR PROPERTY EPC

18 Danycoed Blackmill BRIDGEND CF35
6ES

Energy rating
C

Valid until 04.06.2033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SOLD IN STREET

Since 1995

11, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
29/09/2023	£345,000
30/01/2015	£195,000

16, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
25/07/2023	£479,950
15/09/2006	£250,000
07/09/2001	£150,000
07/11/1997	£107,000

20, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
11/11/2022	£465,000
08/05/2009	£215,000

17, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
14/02/2020	£270,000

19, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
04/05/2018	£250,000
01/08/2012	£210,000

10, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
05/05/2017	£285,000
07/09/1995	£92,000

9, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
31/03/2017	£265,000

24, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
14/10/2016	£235,000

SOLD IN STREET

Since 1995

3, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
26/09/2014	£285,000

6, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
04/04/2012	£235,000

23, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
09/02/2011	£305,000

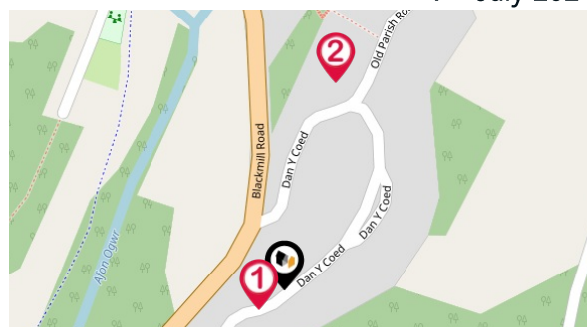
8, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
09/05/2003	£160,000

7, Danycoed, Bridgend, CF35 6ES - Detached House	
Dates Sold	Price
16/02/1998	£89,500



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COMPARABLE PROPERTIES SOLD in your local area



1

17 DANYCOED BRIDGEND CF35 6ES

Sold: 14.02.2020
Price: £270,000
Type: Detached
Beds: N/A
£/Ft²: £190.03
Distance: 0.01 mi



2

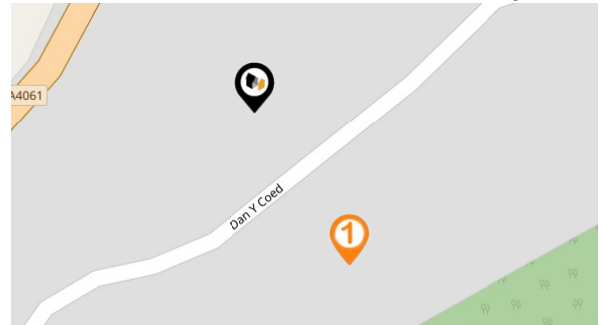
3 BUARTHAU BRIDGEND CF35 6ER

Sold: 16.03.2021
Price: £310,000
Type: Detached
Beds: N/A
£/Ft²: £146.94
Distance: 0.10 mi



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COMPARABLE PROPERTIES FOR SALE or UNDER OFFER in your local area



**11 DANYCOED,
BLACKMILL, BRIDGEND,
CF35 6ES**

Listed on: 28.03.2023
Price: £350,000
Type: bungalow
Beds: 3
Distance: 0.02 miles
On Market: 469 days

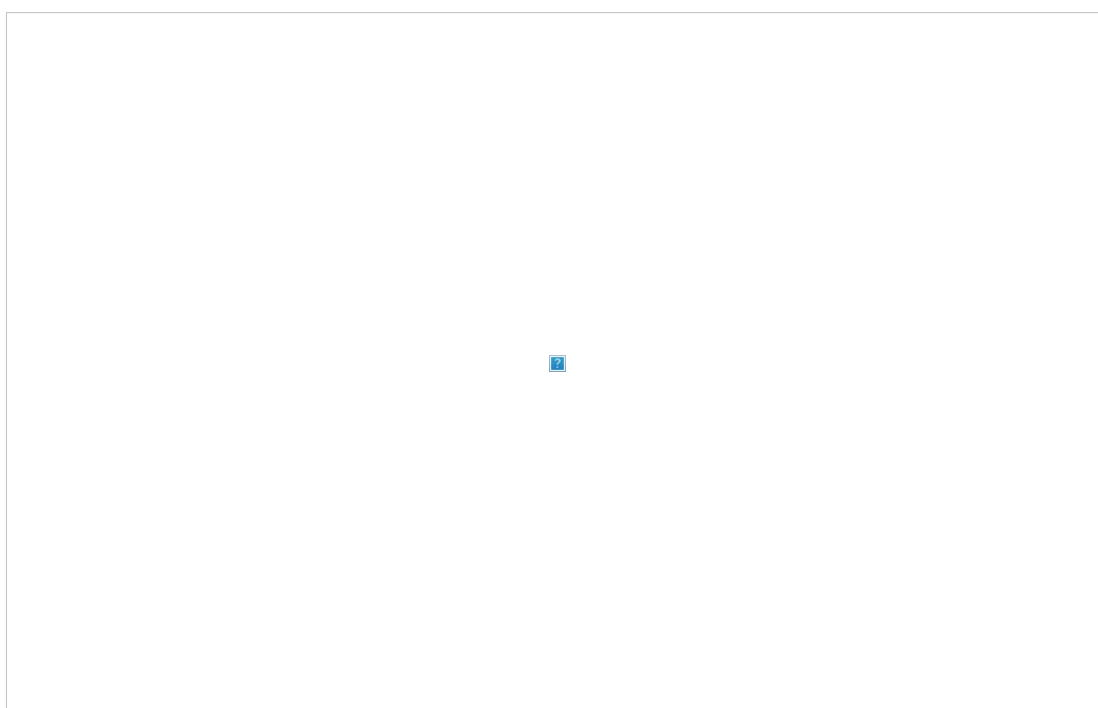


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LOCAL MARKET

House Price Statistics for CF35

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 51.35%



TERRACED
+ 70.24%



SEMI-DETACHED
+ 76.74%



DETACHED
+ 80.44%

DATA QUALITY

OnTheMarket are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. Which is why they have partnered with Sprift, the UK's leading supplier of property specific data.

Data Partners:



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