

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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2 Dimbath Avenue, Blackmill, Bridgend, Bridgend County. CF35 6ED



PETER MORGAN

£120,000

Main Features

- Three bedroom semi detached house
- Far reaching countryside views
- Lounge with door to garden
- Kitchen
- Shower room and ground floor cloakroom
- Within approximately 0.5 miles of Blackmill Village centre and Celtic Trail cycle track.
- Approximately 5 miles from the M4 at Junction 36 and 6 miles to Bridgend Town centre
- 12 miles from The Heritage Coastline at Ogmores By Sea
- uPVC double glazing and electric heating
- Council Tax Band: A. EPC: D

General Information

THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN BLACKMILL WITH FAR REACHING VIEWS FROM THE REAR AND SIDE, EXCELLENT FAMILY HOME AND MORE.

Situated close to the Village of Blackmill, within approximately 0.5 miles of Blackmill Village centre and Celtic Trail cycle track. Approximately 5 miles from the M4 at Junction 36 and 6 miles to Bridgend Town centre. 12 miles from The Heritage Coastline at Ogmores 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, utility/storage room, cloakroom, kitchen, lounge, first floor shower room and three bedrooms. Benefiting from uPVC double glazing and electric central heating. Externally the property benefits from a courtyard style garden and South / Westerly facing rear garden.

GROUND FLOOR

Porch

uPVC double glazed doors to front and rear. Papered walls. Textured ceiling. Wood effect vinyl flooring.

Store/Utility Room

uPVC double glazed window. Textured walls and ceiling. Wood effect vinyl flooring. Radiator.

Hallway

Papered walls. Textured ceiling. Staircase to first floor. Wood effect vinyl flooring. Radiator.

Cloakroom

uPVC double glazed window. 2 piece cloakroom suite comprising close coupled w.c and pedestal hand wash basin. Papered walls. Textured ceiling. Click vinyl flooring. Radiator.

Kitchen

2 uPVC double glazed windows. Fitted kitchen comprising a range of wall mounted and base units finished with blue doors. Stone effect laminate worktops. Tiled splashback. Space for freestanding oven. Stainless steel extractor hood. Stainless steel sink unit. Plumbed for washing machine. Plastered walls. Textured ceiling. Wood effect vinyl flooring. Radiator.

Lounge

uPVC double glazed window and door leading to garden. Plastered walls. Textured ceiling. Wood effect vinyl flooring. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window. Papered walls. Textured ceiling. Wood effect vinyl flooring. Electric boiler housed in cupboard. Radiator.

Shower Room

uPVC double glazed window. 3 piece suite in white comprising close coupled w.c, hand wash basin set in vanity unit and walk in corner shower cubicle with mixer shower. Part tiled walls. Click vinyl flooring. Radiator.

Bedroom 1

uPVC double glazed window. Papered walls. Textured ceiling. Wood effect vinyl flooring. Radiator.

Bedroom 2

uPVC double glazed window. Papered walls. Textured ceiling. Wood effect laminate flooring. Radiator.

Bedroom 3

uPVC double glazed window. Papered walls. Textured ceiling. Wood effect vinyl flooring. Radiator.

EXTERIOR

Garden

Decking area. Decorative stoned pathway. Lawned with wild and decorative flowers. Wood fence enclosing the garden with gated access.

Rear Courtyard Garden

Paved patio and concrete area. Access via uPVC door or side access.

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

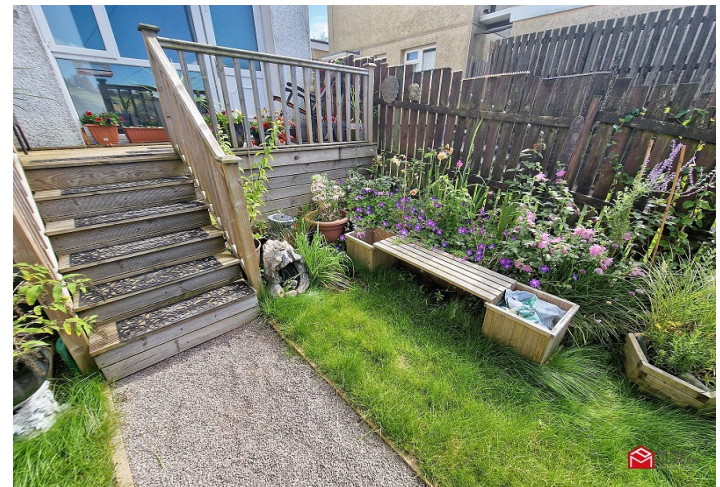
Mains electricity, mains water, mains drainage

Current council tax banding A

Current heating type Electric

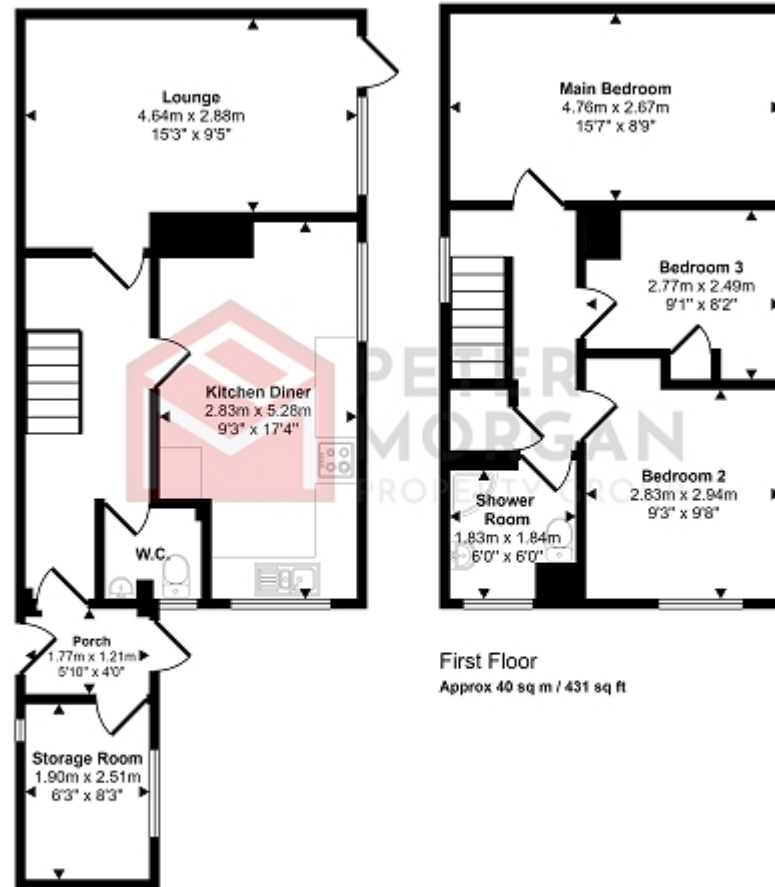
Tenure Freehold







Approx Gross Internal Area
87 sq m / 936 sq ft




First Floor
Approx 40 sq m / 431 sq ft

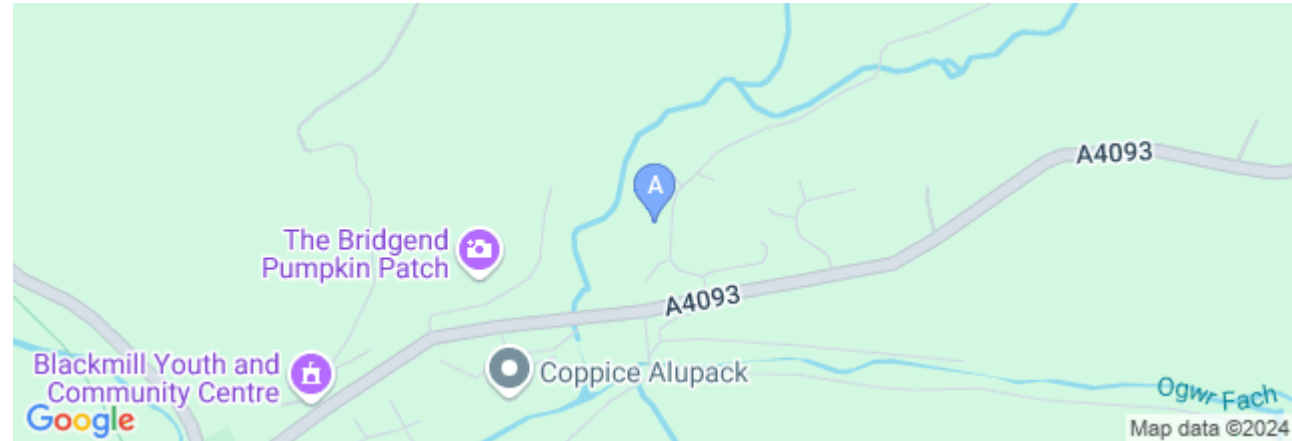
Ground Floor
Approx 47 sq m / 505 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		98
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

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