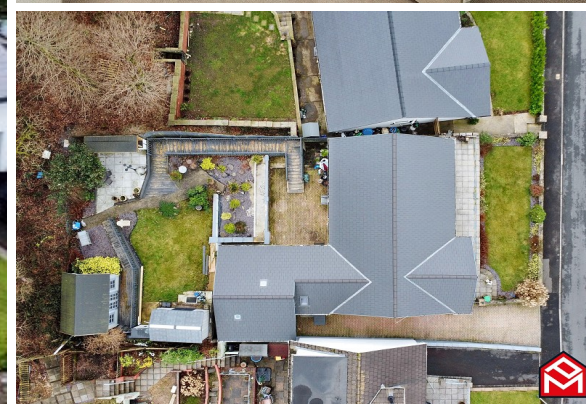


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**10 Danycoed, Blackmill, Bridgend, Bridgend County, CF35 6ES**

**£465,000**



PETER MORGAN



### Main Features

- Very well presented detached and extended traditional bungalow
  - Desirable and popular culdesac location
  - 4 bedrooms
  - 2 living rooms
  - 2 kitchens
  - South facing landscaped garden with summer house
  - 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
  - Combi GCH, uPVC double glazing and underfloor heating
  - Council Tax Band F. EPC: D

### General Information

VERY WELL PRESENTED DETACHED & EXTENDED TRADITIONAL BUNGALOW WITHIN A DESIRABLE AND POPULAR CUL DE SAC LOCATION. BOASTING 4 BEDROOMS, 2 KITCHENS, 2 WET ROOMS, 2 / 3 LIVING ROOMS. THE REAR EXTENSION PROVIDES VERSATILITY AS AN ANNEXE. FAR REACHING OPEN ASPECT TO FRONT, ANCIENT WOODLAND TO REAR, INDOOR OUTDOOR LIVING VIA TRI FOLDING DOORS TO A SOUTH FACING LANDSCAPED GARDEN WITH EXTERNAL KITCHEN AREA & SUMMER HOUSE, 4 CAR DRIVEWAY, ELECTRIC CAR CHARGING POINT, UNDERFLOOR HEATING & MUCH 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.

This home has versatile one floor accommodation comprising hallway, spacious lounge / dining room with view from window, fully fitted kitchen with granite

worktops, island and appliances, 3 bedrooms. Bed 3 currently fitted and used as a study. Fitted wet room. The extension at the rear comprises living room with tri folding doors to garden and its own pedestrian entrance from front driveway, fitted wet room, kitchen / utility with archway to bedroom 4

Externally there are landscaped illuminated gardens to front and rear. Front has open aspect and block paved 4 car driveway. Rear garden has outdoor kitchen area, summer house and gate access to ancient woodland

This 'one off' home also benefits from Combi gas central heating, uPVC double glazing, underfloor heating, fitted blinds and flooring are to remain. Offered for sale with vacant possession.

### GROUND FLOOR

#### Hallway

Composite double glazed front door with uPVC double glazed full length side panels. Radiator. Laminate flooring. Illuminated niche. Cornice ceiling with ceiling rose. Wall mounted gas central heating. Hive thermostat. Smoke alarm. Wireless alarm control unit. Airing cupboard with radiator, slatted shelves. Loft access. Polished nickel effect electrical fittings. Wall mounted picture light.

#### Lounge

Large uPVC double glazed picture window to front with vertical blind and far reaching views over woodland and hills. Living flame coal effect gas fire with marble hearth and back plate. Louis style surround. Alcoves. Two radiators. Fitted carpet. Corniced ceiling. Ceiling rose. TV connection. Polished nickel effect electrical fittings. Archway to..

## **Dining Room**

uPVC double glazed patio doors to rear living room/ annex. Telephone and Internet connection points. Corniced ceiling. Ceiling rose. Radiator. Fitted carpet. Boxed in electric meter. Polished nickel effect electrical fitments. Part glazed door to..

## **Kitchen/Breakfast Room**

uPVC double glazed window overlooking rear garden and ancient woodland to rear. Fully fitted shaker style kitchen finished with duck egg blue doors with authentic steel handles. Illuminated granite effect worktops with upstands. One and a half bowl sink unit with mixer tap. Carousel corner unit. Multi fuel Rangemaster cooking range with double electric oven and grill, five ring gas hob to include wok ring and smoked glass lid. Extractor hood. Integral fridge, freezer, dishwasher and microwave oven. Breakfast bar/ island with base storage and granite worktop. Tiled floor. Floor level LED kickboard lighting. Polished nickel effect electrical fitments. Wall mounted heated towel rail. Plastered walls and ceiling. Coving. Smoke alarm. Part glazed doors to main hallway, dining room and living room / annexe.

## **Wet Room**

uPVC double glazed window to rear with Roman blind. Fitted wetroom comprising close coupled WC with push button flush, plumbed for bidet, hand wash bowl with waterfall tap set in vanity unit. Overhead rainstorm mixer shower. Nonslip flooring with floor drain. Fully tiled walls. Heated towel rail. Extractor fan.

## **Bedroom 1**

uPVC double glazed window with vertical blind and far reaching views of a woodland and hills to front. Radiator. Wardrobe with sliding doors to remain. Fitted carpet. Coving. Polished nickel effect electrical fitments.

## **Bedroom 2**

uPVC double glazed window with vertical blind to rear garden with an ancient woodland views. Wardrobes to remain. Fitted carpet. Coving. Radiator.

## **Bedroom 3 / Study**

uPVC double glazed window with vertical blind and far reaching views of woodland and hills to front. Fitted desk and work surfaces. Radiator. Laminate flooring. Coving.

## **Rear Annex**

Extended section of the property which is extremely versatile and could be utilised as living spaces attached to the bungalow or as a completely separate granny annex.

## **Living Room**

White coated aluminium double glazed tri folding doors to rear garden. Matching pedestrian door to driveway. Vaulted ceiling with inset spotlights and wired for recessed lighting. Laminate flooring. Wired for wall mounted television. Underfloor heating with thermostat. Wall mounted alarm control unit. Telephone point. ADSL Internet connection point. Polished nickel effect electrical fitments.

## **Kitchen**

Fitted wall mounted and base units finished with light grey doors and authentic handles. White glass effect worktop with mosaic tile splashback. Composite sink unit with mixer tap. Plumbed for washing machine. Laminate flooring. Underfloor heating with thermostat. Light tube and inset spotlights and extractor fan to ceiling. Archway to..

## Bedroom

uPVC double glazed window with vertical blind and hillside view to front. Laminate flooring. Recessed ceiling with inset spotlights and wired for recessed lighting. ADSL cable connection points. Underfloor heating with thermostat polished nickel electrical fitments.

## Wet Room

uPVC double glazed window with roller blind to side. Close coupled WC with push button flush, plumbed for bidet, hand wash basin with waterfall tap and mosaic tile splashback set in wall hang vanity unit. Multi jet shower. Illuminated vanity mirrored cabinet with shaver point. Wall mounted storage cabinet. Dual fuel towel rail. Under floor heating with thermostat. Tiled walls. Nonslip flooring with floor drain. Plastered ceiling with inset spotlights. Extractor fan.

## EXTERIOR

### Frontage

Galvanised steel pedestrian gate with lantern courtesy light leading to..

### Front Garden

Front garden laid to lawn and paved patio. Decorative slate covered borders with ornamental shrubs. Courtesy light. Outer porch with power point to front door. Block paved driveway to side for four cars. Electric car charging point. Concealed water tap and power point. Gated pathway to right hand side of the bungalow leading to..

## Rear Garden

Fully landscaped rear garden backing onto ancient woodland as follows..

## Summer House

Wood built with vaulted ceiling. Electric light. Heater and power point. Consumer unit. Double opening doors to deck veranda. Three double glazed windows.

## Composite Shed

Outdoor power point. Double doors and windows to garden. Vaulted ceiling.

## Mortgage Advice

## 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

Combi

## Tenure

Freehold









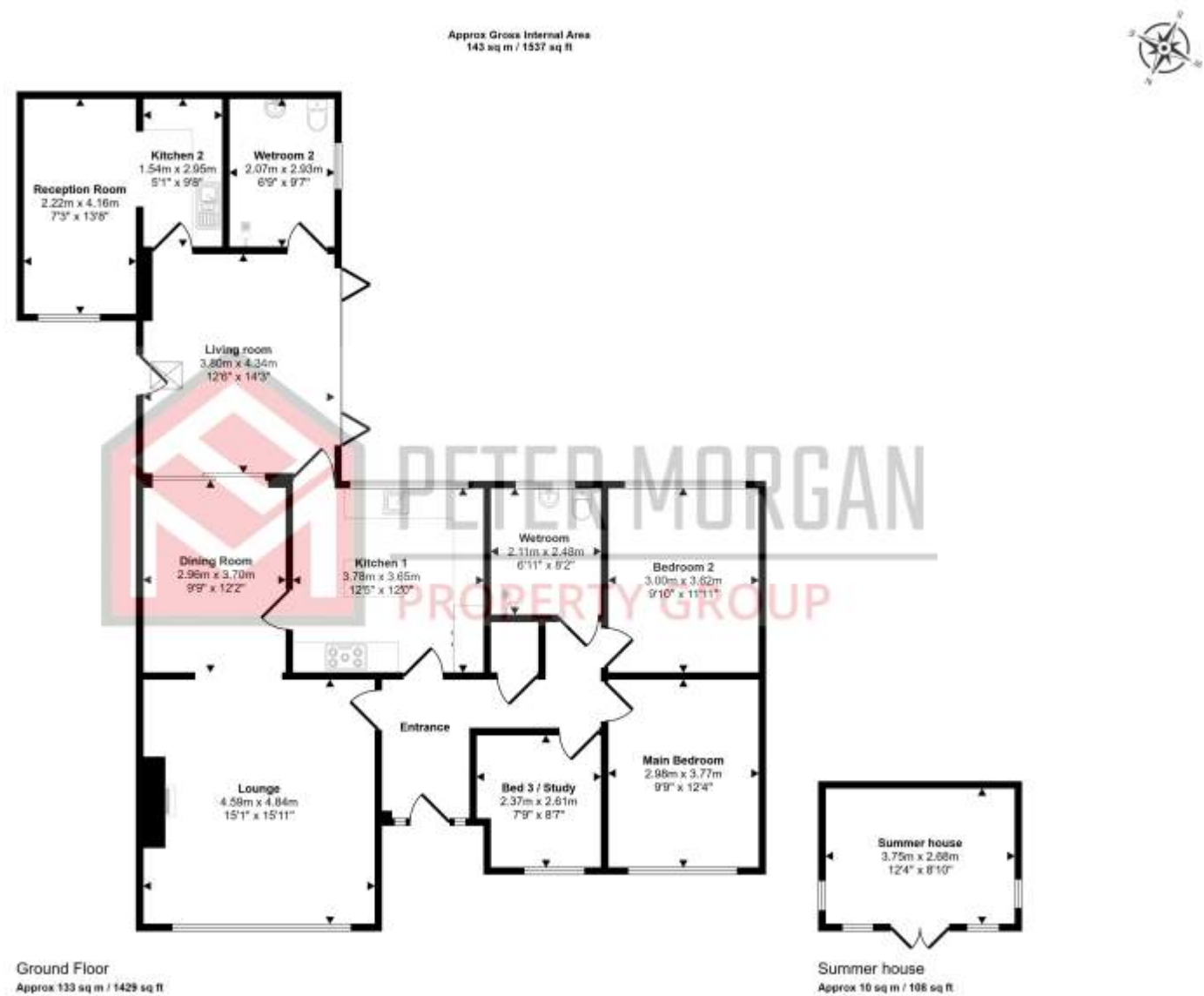






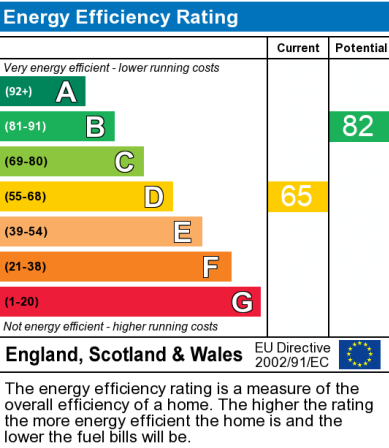






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

10 Danycoed, Blackmill, Bridgend, Bridgend County, CF35 6ES



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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