



Factory House Blackmill, Bridgend,
Bridgend County. CF35 6DR

Offers Over
£400,000

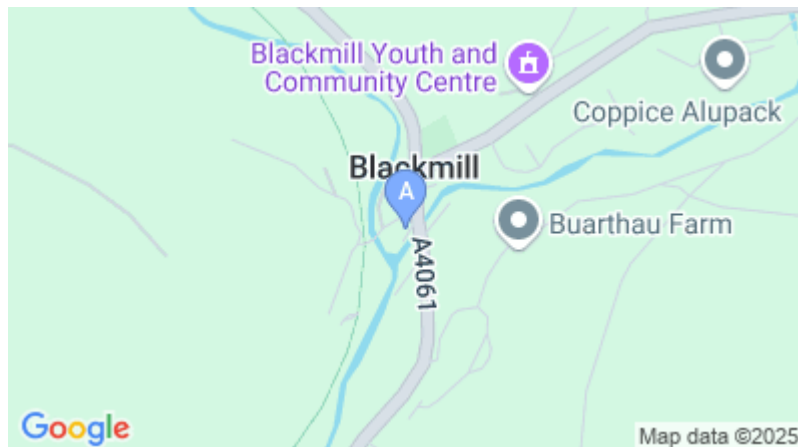
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Factory House Blackmill, Bridgend, Bridgend County. CF35 6DR

UNIQUE OPPORTUNITY for CASH BUYERS ONLY to acquire the old woollen mill in Blackmill sitting with nearly 4 ACRES of land and offering huge potential to develop and large family residence fronting the River Ogmore.

Offers Over £400,000 - Freehold

- REFURBISHMENT OPPORTUNITY CASH BUYERS ONLY
- OLD WOOLLEN MILL IN BLACKMILL
- Sits within 4 ACRES of land
- BEAUTIFUL views overlooking the River Ogmore
- Semi-rural village location
- No onward chain, EPC - D



DESCRIPTION

UNIQUE OPPORTUNITY for CASH BUYERS ONLY to acquire the old woollen mill in Blackmill sitting with nearly 4 ACRES of land and offering huge potential to develop and large family residence fronting the River Ogmore. The property is currently a four bedroom house with conservatory in need of modernisation attached to the old factory which occupies three floors of open plan space in need of development. For those seeking a project viewing is highly recommended.

DRIVEWAY

Accessed off Blackmill Road. Gates leading to the front of the property with steps leading up to the front door.

ENTRANCE HALL

Via part glazed hardwood front door, coved ceiling, papered and emulsioned walls, skirting and fitted carpet.

RECEPTION 3 (9' 6" x 9' 10") or (2.90m x 3.0m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, painted and papered walls, skirting and fitted carpet. Archway through to the conservatory.

CONSERVATORY (8' 6" x 9' 2") or (2.60m x 2.80m)

Three aspects of PVCu double glazing and apex polycarbonate roof with central light fitting and fan. PVCu sill, painted walls, fitted carpet and radiator.

RECEPTION 2 (10' 2" x 16' 5") or (3.10m x 5.00m)

Overlooking the front via PVCu double glazed window and finished with coved ceiling, central light fitting, painted and papered walls and fitted carpet.

RECEPTION 1 (11' 8" x 16' 5") or (3.55m x 5.0m)

Benefiting from dual aspect natural light via PVCu double glazed windows overlooking the side and the rear of the property and finished with emulsioned and coved ceiling, central light fitting, wall lights to remain, papered and emulsioned walls, skirting and fitted carpet. Feature original fireplace with marble hearth (chimney intact so could be opened up). Under stairs storage cupboard and doorway through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (12' 10" x 15' 1") or (3.90m x 4.60m)

PVCu double glazed window overlooking the side and double glazed velux skylights. The kitchen/breakfast room is finished with a timber boarded ceiling with down beams, central fluorescent strip light, emulsioned walls with half height ceramic tiles and vinyl flooring. A range of low level and wall mounted units with a complementary roll top work surface with inset sink and drainer. Integrated electric oven with four gas ring hob and fitted extractor hood, plumbing for dishwasher and wall mounted electric meter box. Integrated fridge and freezer, ample height larder cupboard and part glazed hardwood door leading out to the rear.

VESTIBULE

Accessed via the kitchen/breakfast room and internal door leading through to reception 1. Stairs leading to the first floor with fitted carpet.

LANDING

Doors leading to four bedrooms and bathroom.



BATHROOM

Two aspects of PVCu frosted glazed windows, emulsioned ceiling with recessed LED spot lights, emulsioned walls, skirting and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap and storage below and a walk in seated bath with chrome mixer tap and over bath plumbed shower. Fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler and a radiator.

BEDROOM 3 (9' 6" x 11' 2") or (2.90m x 3.40m)

Overlooking the front via PVCu double glazed window and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 1 (12' 4" x 10' 10") or (3.75m x 3.30m)

Overlooking the rear via PVCu double glazed window, coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 2 (10' 10" x 10' 4") or (3.30m x 3.15m)

Overlooking the rear via PVCu double glazed window with coved ceiling, emulsioned walls, skirting and fitted carpet.

BEDROOM 4 (7' 7" x 10' 10") or (2.30m x 3.30m)

Overlooking the rear via PVCu double glazed window with papered walls and fitted carpet.

ADDITIONAL CONSERVATORY (8' 6" x 8' 10") or (2.60m x 2.70m)

Completely separate from the house. Two aspects of PVCu full height double glazing, French doors and one single door, polycarbonate apex ceiling and vinyl flooring.

OUTSIDE

Panoramic gardens to the front, side and rear all laid with turf with mature trees, shrubs and glass house. Land extending to approx 4 acres to the rear (on separate title).


OLD FACTORY (36' 1" x 19' 0") or (11.0m x 5.80m)

Finished with exposed beams, single glazed timber windows, original slabbed floor, stairs leading up to two further floors of exactly the same size.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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