

Payton
Jewell
Caines



Meadow View, Blackmill, Bridgend County.
CF35 6EY

£450,000

PJC PAYTON
JEWELL
CAINES

Meadow View, Blackmill, Bridgend County. CF35 6EY

UNIQUE OPPORTUNITY to acquire this smallholding located in Blackmill set on approximately 2 acres of land. This DETACHED bungalow comprises entrance hall, lounge, kitchen/diner, CONSERVATORY, four bedrooms with ENSUITE to master bedroom, second kitchen, family bathroom, OFF ROAD PARKING and GARAGE. Early viewing highly recommended

£450,000 - Freehold

- Four bedroom detached bungalow
- Conservatory
- Master bedroom with ensuite
- Two kitchens/ EPC - D , council tax band - D
- Off road parking/ Garage
- Approx 2 acres of land



DESCRIPTION

Introducing a rare opportunity to purchase this smallholding with approximately 2 acres of land. This detached bungalow can be found in the popular village of Blackmill, approximately 3 miles north of Bridgend and ideal for access to Junction 36 of the M4. The village boasts a local pub, shop and lovely countryside walks.

KEY FEATURES

- Large conservatory
- Semi rural location
- Two kitchens
- Set on approx 2 acres of land

ENTRANCE

Via part frosted glazed PVCu front door with PVCu frosted glazed side panel into the entrance hall finished with textured and coved ceiling, centre light, access to loft, emulsioned walls, radiator, skirting and tiled flooring. Doors leading to lounge, three bedrooms, family bathroom and kitchen/ diner. Airing cupboard with shelving.

LOUNGE (17' 4" max x 13' 6" max) or (5.28m max x 4.12m max)

Emulsioned ceiling, centre light, ceiling rose, decorative coving, emulsioned walls, PVCu double glazed French doors leading out to the front of the property with PVCu double glazed side windows set on dwarf walls, radiator, skirting and wood effect laminate flooring. Feature chimney breast with log burner, wooden surround and mantel with marble hearth, alcoves either side and wall mounted lights.

BEDROOM 2 (14' 1" max x 8' 5" max) or (4.30m max x 2.56m max)

Textured and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, built in storage cupboard with folding screen housing shelving and hanging rails, skirting and laminate flooring.

BEDROOM 3 (12' 0" max x 9' 5" max) or (3.65m max x 2.87m max)

Textured and coved ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, skirting and laminate flooring.

BEDROOM 4 (10' 10" max x 8' 6" max) or (3.30m max x 2.58m max)

Emulsioned and coved ceiling, centre spot light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and wood effect laminate flooring.

FAMILY BATHROOM (8' 0" x 5' 10") or (2.45m x 1.79m)

Textured ceiling, centre light, tiled walls, wall mounted mirror unit, two frosted timber framed single glazed windows overlooking the conservatory, radiator, skirting and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and bath with chrome mixer tap and hand held shower attachment, overhead electric shower and bi-folding glass screen.



KITCHEN/DINER (16' 5" x 9' 5") or (5.00m x 2.88m)

Textured and coved ceiling, one fan light, one centre spot light, emulsioned walls with tiling to splash back areas, two PVCu double glazed windows overlooking the conservatory, PVCu double glazed door leading to conservatory, skirting and tiled flooring. A range of wall and base units with complementary roll top work top. Inset one and a half stainless steel sink with chrome mixer tap. Space for washing machine. Centre island. Space for dining room table and chairs. Door to pantry style cupboard with shelving.

CONSERVATORY (26' 5" x 15' 5") or (8.04m x 4.70m)

Perspex roof, centre fan light, PVCu panels to the front and side set on dwarf walls, PVCu double glazed door leading out to the side of the conservatory, PVCu double doors leading out to the rear of the conservatory and tiled flooring. Door to secondary kitchen and master bedroom.

KITCHEN (10' 5" max x 8' 7" max) or (3.17m max x 2.62m max)

Textured ceiling, centre strip light, PVCu double glazed window overlooking the front of the property, PVCu double glazed door leading out to the front of the property, radiator, tiled walls and tiled flooring. A range of wall and base units in a shaker style with complementary work surface. In built electric oven with five ring gas hob and overhead chrome extractor fan. Inset one and a half stainless steel sink with chrome mixer tap. Freestanding dishwasher. Wall mounted extractor fan. Frosted double glazed door leading to master bedroom.

MASTER BEDROOM (10' 11" x 10' 5") or (3.34m x 3.18m)

Textured ceiling, centre light, emulsioned walls, two wall lights, PVCu double glazed sliding door leading out to the rear garden, radiator, PVCu frosted double glazed door leading to the ensuite, skirting and tiled flooring.

EN SUITE (7' 4" x 6' 7") or (2.23m x 2.01m)

Textured ceiling, centre light, tiled walls, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the side of the property and tiled flooring. Three piece suite comprising low level vanity WC unit, vanity sink unit with chrome tap, further storage cupboards and Corner shower with folding glass screen and overhead electric shower.

OUTSIDE

To the rear of the property has an area laid to patio ideal for garden furniture, various pens currently housing a selection of animals. Play area with an area laid to lawn and pathway leading to various outbuildings. The river runs alongside the property and four historic train pillars run through the rear garden making a lovely feature.

Gated access to the front of the property with off road parking for six vehicles leading to garage. Area of laid lawn. Ramp access leading to the front door.


GARAGE

Traditional up and over door.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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

01656 654328

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk