



Bradfields, Oak Ridge, Blackmill, Bridgend,  
Bridgend County. CF35 6DS

£360,000



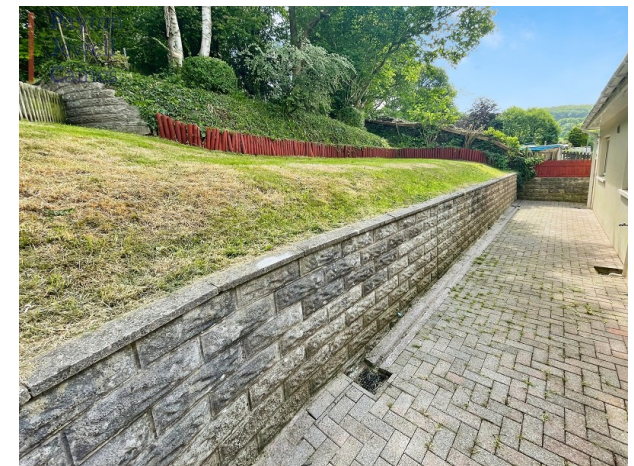


## Bradfields, Oak Ridge, Blackmill, Bridgend, Bridgend County. CF35 6DS

Fantastic size 3 / 4 bedroom family home situated in Blackmill. The property comprises entrance hall, lounge, kitchen, dining room, utility, master bedroom with EN SUITE, family bathroom, shower room, two further bedrooms with an occasional room , GARAGE, enclosed and private rear garden and OFF ROAD PARKING. No onward chain.

**£360,000 - Freehold**

- 3/4 bedroom detached home
- Kitchen and dining room
- Two bathrooms plus en suite
- Convenient semi rural location
- Potential to create up to 5 bedrooms
- EPC - D / Council tax - F
- NO ONWARD CHAIN





## DESCRIPTION

Introducing this deceptively spacious 3 / 4 bedroom detached house nestled in the heart of the quaint valley village. This detached property offers fantastic family sized accommodation with potential to provide more bedrooms again. The property is located in Blackmill which is approximately five miles from Bridgend and the M4 corridor for McArthur Glen designer outlet. Viewing is essential to fully appreciate this spacious property situated on a generous sized plot of land which has been maintained to a high standard throughout.

### Key Features

FREEHOLD

Loft conversion which could be converted to a bedroom

Additional loft room for snug or future bedroom

Good size integral garage

NO ONWARD CHAIN

## ENTRANCE

Via part glazed and frosted PVCu front door with PVCu frosted glazed side panel into the entrance hall.

## FIRST FLOOR HALLWAY

Plastered, emulsioned and coved ceiling with centre light, smoke alarm, plastered and emulsioned walls, skirting and fitted carpet. Stairs leading to the first and ground floor, opening into the lounge and doors leading to the kitchen, family bathroom and master bedroom.

## LOUNGE (15' 11" x 14' 6") or (4.84m x 4.42m)

Plastered, emulsioned and coved ceiling, plastered and emulsioned walls, wall lights, skirting and fitted carpet. Two radiators, PVCu double glazed French doors leading out to the side of the property and PVCu double glazed window overlooking the front of the property.

## KITCHEN (17' 4" x 9' 11") or (5.28m x 3.03m)

Plastered, emulsioned and coved ceiling with inset spot lights, plastered and emulsioned walls with tiling to the splash back areas and tiled flooring. A range of base and wall units in shaker style high gloss cream with complementary roll top work surfaces housing an inset one and half stainless sink with chrome mixer tap. Integrated dishwasher, electric oven, four ring induction hob and overhead extractor fan. Breakfast bar area with space for stools, PVCu double glazed window overlooking the rear of the property and radiator. Arch leading to the dining area and door leading into the utility.

## DINING ROOM (9' 7" x 9' 5") or (2.92m x 2.88m)

Plastered, emulsioned and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the rear of the property and radiator.

## UTILITY (6' 4" x 6' 4") or (1.92m x 1.93m)

Textured and coved ceiling with centre light, plastered and emulsioned walls, tiled flooring, space for freestanding fridge/freezer, plumbing for washing machine and space for tumble dryer. Built in work surfaces, extractor fan and frosted PVCu double glazed door leading out to the rear garden.



## **FAMILY BATHROOM (9' 7" x 7' 9") or (2.92m x 2.35m)**

Plastered, emulsioned and coved ceiling with inset chrome spot lights, floor to ceiling tiled walls, tiled flooring, two chrome towel rail radiators and frosted PVCu double glazed window overlooking the side of the property. Three piece suite comprising low level w.c. bath with surface mounted tap and built in storage shelf and wall mounted wash hand basin with chrome mixer tap. Wall mounted electric mirror and extractor fan.

## **MASTER BEDROOM (14' 6" x 11' 6") or (4.42m x 3.51m)**

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the front of the property. A range of built in wardrobes to the side, over the bed and mirrored wardrobes with pull out drawers.

## **EN SUITE (6' 6" x 5' 9") or (1.97m x 1.76m)**

Plastered, emulsioned and coved ceiling with centre light, floor to ceiling white gloss tiled walls with feature border and tiled flooring. Three piece suite comprising corner shower cubicle with overhead electric shower and sliding glass screen, low level w.c. and wall mounted wash hand basin with chrome mixer tap. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the side of the property.

## **LANDING**

Via stairs with fitted carpet, handrail and spindle balustrade.

## **LOFT ROOM / OCCASIONAL ROOM (19' 4" x 12' 4") or (5.90m x 3.76m)**

Plastered and emulsioned ceiling with inset spot lights, smoke alarm, two wooden velux double glazed windows, plastered and emulsioned walls, skirting and fitted carpet. Radiator and built in walk in wardrobe with lighting and shelving.

The partition wall into the storage room could be moved towards the staircase to provide a landing and the possibility for a further 2 bedrooms.

Open door leading to further area which could be used as a walk in wardrobe/dressing area or made into an en suite. This room could also be a 5th bedroom with the additional of Velux skylights.

## **DRESSING AREA/WALK-IN WARDROBE (12' 3" x 10' 0") or (3.74m x 3.04m)**

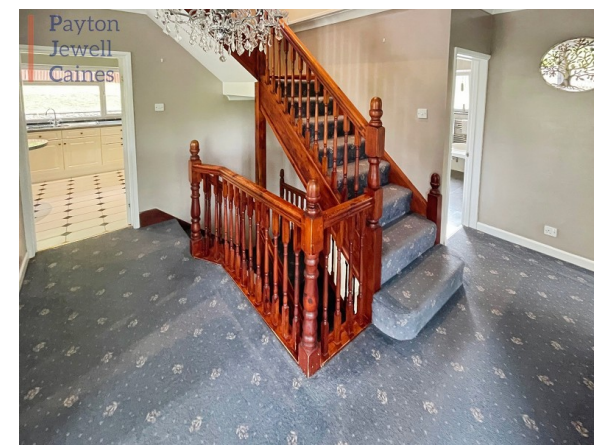
Plastered and emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls, skirting, fitted carpet and radiator.

## **GROUND FLOOR HALLWAY**

Via stairs with fitted carpet, handrail and spindle balustrade. Plastered, emulsioned and coved ceiling with two centre spot lights and smoke alarm. Plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the side of the property and radiator. Access to two bedrooms, shower room, office and reception room.

## **BEDROOM 3 (12' 4" x 9' 0") or (3.76m x 2.75m)**

Textured and coved ceiling with centre light, plastered and emulsioned walls, skirting, fitted carpet, PVCu double glazed window overlooking the front of the property and radiator.





## BEDROOM 2 (14' 6" x 10' 3") or (4.42m x 3.13m)

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

## SHOWER ROOM (6' 11" x 6' 3") or (2.10m x 1.90m)

Plastered, emulsioned and coved ceiling with centre light, floor to ceiling tiled walls in white gloss with centre border, vinyl flooring in grey wood effect. Three piece suite comprising low level w.c. pedestal wash hand basin with glass bowl and chrome mixer tap and large walk in corner shower cubicle with sliding glass screen and overhead chrome mixer shower. Frosted PVCu double glazed window overlooking the side of the property and wall mounted chrome towel rail radiator.

## OFFICE (6' 4" x 5' 9") or (1.92m x 1.74m)

Textured, emulsioned and coved ceiling with centre pendant light, plastered and emulsioned walls, skirting and fitted carpet. Built in storage cupboard with radiator and shelving. Frosted PVCu double glazed window overlooking the side of the property.

## RECEPTION ROOM (14' 1" x 9' 5") or (4.29m x 2.87m)

Plastered and emulsioned ceiling with two spot lights, plastered and emulsioned walls, laminate flooring in wood effect, floor mounted gas boiler and PVCu frosted double glazed window overlooking the side of the property. Door leading to the garage and aluminium double glazed window looking into the garage.

## GARAGE

Access via a traditional up and over door from the front. Power, lighting and carpet tiled flooring.


## OUTSIDE

Gated block paved driveway with parking for 2 vehicles plus right of access for neighbour to one further parking space. Block paved steps and area of lawn to the side with mature shrubbery. Block paved pathway leading to the front door with overhead canopy and wall mounted lights. Access to the side of the property from the front steps or PVCu French doors from the lounge, area of patio, steps leading to area laid to lawn all enclosed. Outside tap and further wall mounted lighting. Mature shrubs and trees to the rear.



For more photos please see [www.pjchomes.co.uk](http://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		
(55-68) D	65	74
(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](http://www.pjchomes.co.uk)  
01656 654328

**Bridgend**  
Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)  
**Pencoed**  
Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

**Port Talbot**  
Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)