



Ty-Yr-Afon Blackmill offers over £440,000

- Four Bedrooms
- Self Built Property
- Large Plot
- Lapsed Planning
- Balcony off Living Room
- EPC Rating: D



 4  2  2



About the property

This uniquely designed home located in the sought after village of Lewistown could be your next family home!!! Built on a generous sized plot that has lapsed planning for a private driveway, this property has it all. With great transport links to Bridgend Town Centre and the M4 corridor this property benefits from being within a short drive of all ministries. Internally the property comprises entrance porch, bathroom, kitchen, living room, dining room, bedroom and balcony. To the ground floor are three bedrooms, shower room, integral garage and storage room. To the side and rear of the property is a large laid to lawn garden. Viewings are highly recommended for this property. To book call 01656657201 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Porch

Enter via stable door, Space for washing machine/dryer. Access to Kitchen, Living Room, Bathroom and Bedroom Two.

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)

Fitted with matching wall and base units with worktop space over, Insert 1 1/2 composite sink with mixer tap. Space for free standing oven/hob and fridge/freezer. Tiled floor and tiled backsplash. Double glazed wooden window.

Living Room

23' 5" x 14' 4" (7.14m x 4.37m)

Laminate flooring. Stone feature wall. Double glazed wooden windows and doors leading to balcony. Open plan to dining room. Stairs to ground floor.



Dining Room

10' 2" x 9' 8" (3.10m x 2.95m)

Laminate flooring. Double glazed wooden window.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and wc. Tiled floor and tiled backsplash. Double glazed wooden window.

Bedroom Two

13' 8" x 13' 8" (4.17m x 4.17m)

Laminate flooring. Double glazed wooden window. Storage cupboard.

Master Bedroom

18' 4" x 9' 5" (5.59m x 2.87m)

Fitted carpet. Double glazed wooden window.

Bedroom Three

10' 4" x 11' 2" (3.15m x 3.40m)

Fitted carpet. Double glazed wooden window.

Bedroom Four

8' 5" x 10' 8" (2.57m x 3.25m)

Fitted carpet, Double glazed wooden window.

Shower Room

Fitted with three piece suite comprising shower, wash hand basin and wc. Tiled backsplash. Double glazed wooden window.

Garage

13' 9" x 17' 5" (4.19m x 5.31m)

Storage Room

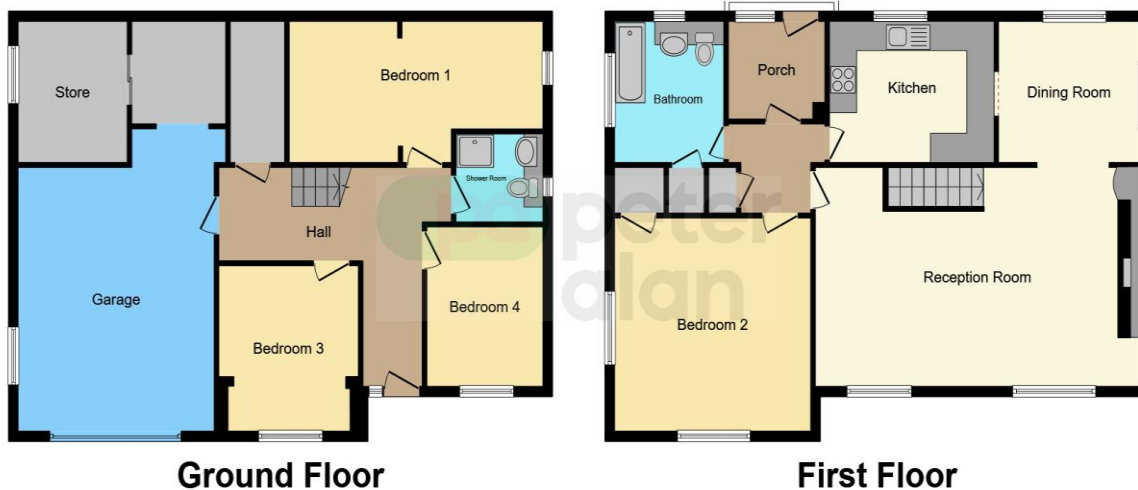
7' 9" x 9' 5" (2.36m x 2.87m)

Rear Garden

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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