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1 Mill Lane, Bridgend

Bridgend

Guide Price **£349,500**

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Bridgend

From our Bridgend office at The Toll House, 1 Derwen Road, head north towards the dual carriageway, bearing left and continuing to the roundabout. Take the first exit and turn right onto Park Street. Continue up the hill and follow the road until you reach a right hand turn for St Leonards Road. Continue along St Leonards Road and turn right onto West Road. Turn left onto Newcastle Hill and continue uphill. 1 Mill Lane can be found on the right hand side in front of the castle.

Unique four-bed detached home in Newcastle Hill Conservation Area. Extended, double garage, gardens with castle wall boundary, stunning views of castle, church, and Bridgend. Character throughout. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



A truly unique four-bedroom detached character home occupying an exceptional position within the Newcastle Hill Conservation Area, where the historic walls of Newcastle Castle quite literally form part of the garden boundary. Dating from approximately 1911 and substantially extended, this much-loved family home has remained in the same ownership for an impressive 58 years and enjoys wonderful views across the castle, Newcastle Church and Bridgend.

Originally a quaint cottage, the property was significantly extended in 2011 with the addition of a double garage, rear extension and first-floor accommodation above the garage, transforming the house into the spacious and versatile four-bedroom detached home seen today.

A substantial double garage sits alongside the house, while gated side access leads through to the gardens.

Despite its expansion, the property retains a wealth of character and offers a rare opportunity for a new owner to put their own stamp on a particularly special home.

Ground Floor

On entering, the hallway provides access to both reception rooms with a staircase rising to the first floor.

The main lounge is positioned to the front of the property and features fitted carpet, a window overlooking the front and a character fireplace offering scope for an open fire.

A second reception room, equally suited as a sitting room or formal dining room, also enjoys a front-facing window and fitted carpet. From here, an opening provides access to a useful under-stairs area offering storage and space for coats, before continuing through to the kitchen.

The kitchen is fitted with a range of base, wall and drawer units complemented by work surfaces and tiling. There is a single bowl sink with double drainer positioned beneath a side-facing window, space for a freestanding electric cooker with extractor above and a double glazed door providing direct access to the garden.

An opening continues into the dining area, where the tiled flooring flows through and there is comfortable space for a four-seater dining table. Further storage is provided by built-in shelving and additional base units with worktop space, together with room for a fridge/freezer.

Beyond the dining area is a useful utility room with vinyl flooring and tongue-and-groove panelling. Windows to the side and rear provide natural light, while there is space and plumbing for a washing machine beneath a worktop. A door leads into the ground-floor cloakroom, fitted with a WC and wall-mounted wash hand basin, with the tongue-and-groove detailing and vinyl flooring continuing through.

First Floor

A carpeted staircase rises to a split-level landing.

Three steps lead to one of the original bedrooms, a good-sized double room featuring a sash window to the front, fitted carpet and a selection of fitted wardrobes.

Two steps from the landing lead to the spacious family bathroom, fitted with a four-piece suite comprising a panelled bath, separate shower enclosure with Triton electric shower, WC and pedestal wash hand basin. The walls are partly tiled and the room has vinyl flooring. A rear-facing double glazed window provides an impressive outlook towards Newcastle Castle and Newcastle Church. A Worcester combination boiler, approximately six years old and serviced annually, is concealed within a cupboard with additional storage beneath. A further bedroom is positioned to the front and provides a small double room with fitted carpet, a feature fireplace, front-facing window and useful built-in storage incorporating hanging rails and shelving.

The landing continues into the extended section of the house, where an additional open landing area incorporates fitted bookshelves.

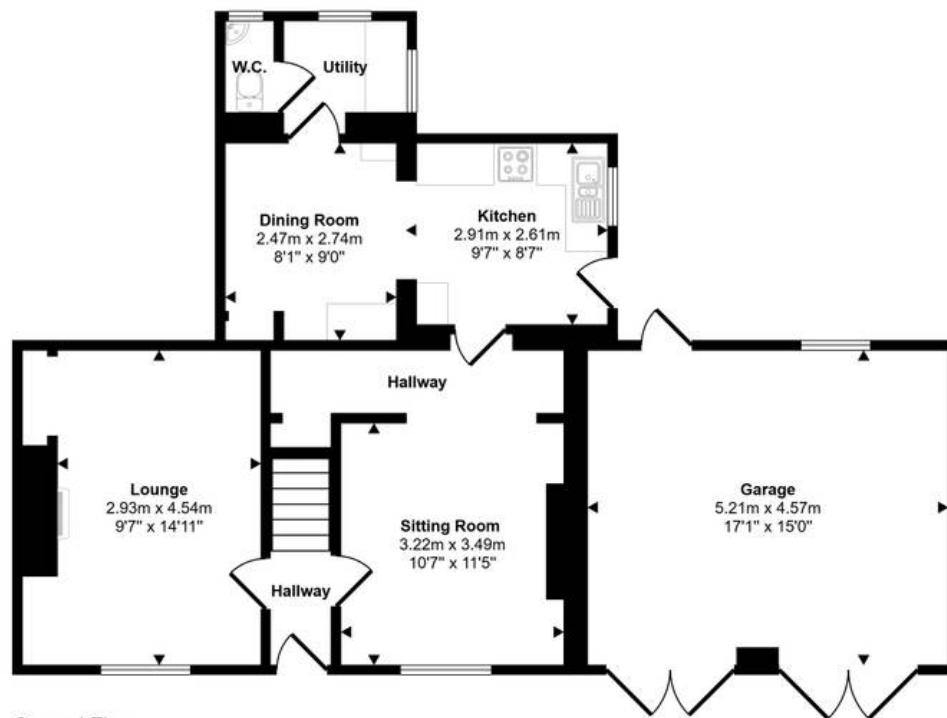
The 2011 extension created an impressive main bedroom above the double garage. Particularly generous in proportion, this room features two sash windows to the front together with double glazed doors French doors opening to a Juliet balcony overlooking the side garden. The elevated position provides a wonderful outlook towards the castle and church. An extensive range of mirrored sliding wardrobes provides excellent hanging and storage space.

The bedroom benefits from its own generous en-suite shower room, finished with laminate flooring and fully tiled walls. The suite comprises a vanity unit with inset wash hand basin,

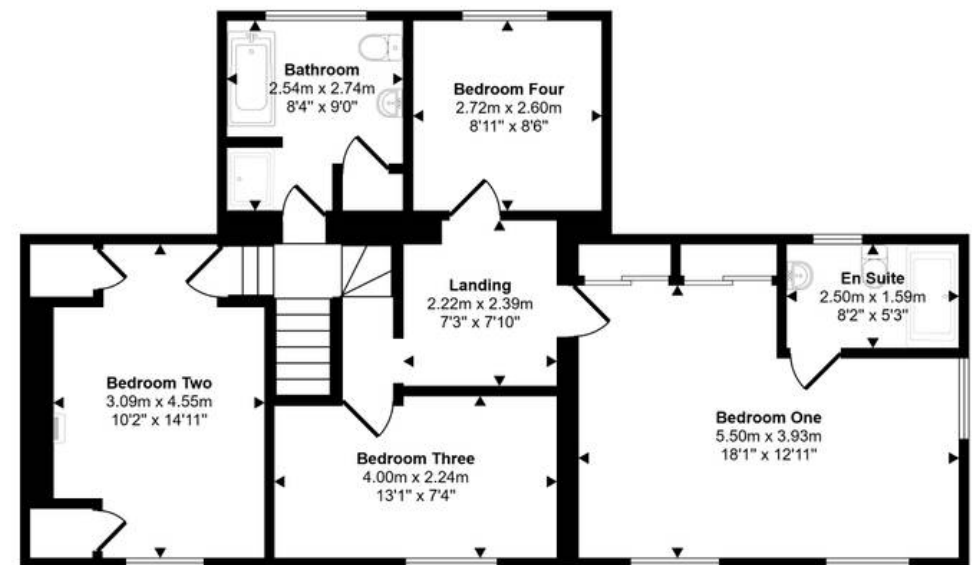




Approx Gross Internal Area
161 sq m / 1738 sq ft



Ground Floor
Approx 83 sq m / 892 sq ft



First Floor
Approx 79 sq m / 846 sq ft

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.





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