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The Willows 1 Meadow View, Blackmill, Bridgend County. CF35 6EY



PETER MORGAN

£335,000

Main Features

- Detached traditional bungalow in a desirable semi rural location
- 3 bedrooms
- Kitchen/ dining room
- 4 piece bathroom suite
- Larger than average rear garden
- Detached garage/ workshop
- within approximately 300m of Blackmill Village centre and Celtic Trail cycle track
- Approximately 4 miles from the M4 at Junction 36 and 7 miles to Bridgend Town centre
- 12 miles from The Heritage Coastline at Ogmore By Sea
- Council Tax Band: E. EPC: D

General Information

DETACHED TRADITIONAL 3 BEDROOM BUNGALOW WITH LARGER THAN AVERAGE REAR GARDEN, IN A DESIRABLE SEMI RURAL CULDESAC LOCATION.

Situated in a cul-de-sac location within the Village of Blackmill, within approximately 300m of Blackmill Village centre and Celtic Trail cycle track. Approximately 4 miles from the M4 at Junction 36 and 7 miles to Bridgend Town centre. 12 miles from The Heritage Coastline at Ogmore By Sea, 25 miles from Cardiff International Airport and 28 miles from Cardiff City Centre. Major Intercity rail link to London Paddington is at Bridgend Town Centre.

This home has internal accommodation comprising vestibule, hallway, lounge, kitchen/ dining room, 4 piece bathroom and 3 bedrooms.

This property benefits from uPVC double glazing, combi gas central heating and detached garage/ workshop with 13 and 30 amp power points.

GROUND FLOOR

Vestibule

uPVC double glazed double doors to front. Tiled floor. Plastered Walls and ceiling. uPVC double glazed door and side panel to

Hallway

Engineered wood flooring. Plastered walls and ceiling. Loft access with pull down loft ladder to part boarded attic space with light. Radiator. Wall mounted burglar alarm control unit. Telephone and Internet connection points. Brushed steel electrical fitments. Wood panelled doors to all rooms.

Lounge

uPVC double glazed window with fitted vertical blinds and Woodland aspect over garden to front. Spotlit recessed fireplace with wood burning stove, stone hearth and alcoves. Plastered walls and ceiling. Engineered wood flooring. 2 radiators. TV connection point. Carbon monoxide detector. Ceiling light. Spotlight.

Kitchen / Dining Room

Two uPVC double glazed windows with vertical blinds and uPVC double glazed stable door to rear garden. A range of fitted wall mounted and base units. Finished with painted wood doors, wood effect worktops with up stands. Composite 1 1/2 bowl sink unit with monobloc tap. Tiled splash backs. Integral oven, grill, induction, hob and extractor hood. Slate tiled splash back. Plumbed for washing machine and slim line dishwasher. Tiled floor with matching tiled skirtings. Plastered walls and ceiling. Inset ceiling spotlights. Carbon monoxide detector. Smoke alarm. Wall mounted Combi gas central heating boiler housed in matching corner unit. Vertical radiator. Wired for wall mounted TV. Burglar alarm. Space for fridge freezer.

Bathroom

Two uPVC double glazed windows to rear. Granite window cills. Fitted four piece bathroom suite in White comprising close coupled WC with enclosed cistern and pushbutton flush, panelled bath with mixer tap and hair wash spray, shower cubicle with mixer shower & hand wash basin with monobloc tap set in vanity unit. Fully tiled walls. Tiled floor. Grey heated towel rail. Plastered ceiling with inset spotlights. Extractor fan.

Bedroom 1

uPVC double glazed window with vertical blinds and Woodland aspect over front garden. Grey wood grain laminate flooring. Plastered walls and ceiling. Fitted wardrobes. Radiator. Electrical isolating switch for garage.

Bedroom 2

uPVC double glazed window to rear with vertical blinds and rear garden aspect. Plastered walls and ceiling. Grey wood grain laminate flooring. Radiator.

Bedroom 3

uPVC double glazed window with vertical blinds and woodland aspect over front garden. Engineered wood flooring. Radiator. Plastered walls and ceiling.

EXTERIOR

The property occupies a larger than average plot with gardens to front and large garden to rear as follows

Front Garden

Woodland hills and river aspect to front. Laid to lawn with block built boundary walls and pillars. Gated and illuminated driveway for up to approximately 10 average size cars (approx) leading to large garage and rear garden. Steel vehicular gate. Outdoor flood lighting and power points. Wood fence. Flagstone paved patio and planting bed. Flagstone paved and gated pathway to rear garden. Courtesy light to front door.

Detached Garage/ Workshop

(24' x 20' approx) The garage is fully alarmed. Constructed of prefabricated concrete and corrugated fibre board roof.

Roller vehicular door. Metal pedestrian lockable door. Electric strip light. 30 amp and 13 amp power points.

Rear Garden

Large landscaped rear garden as follows - Flagstone paved patio to rear entrance door. Recycled composite style picket style fencing (Vendor will remove if not required). Floodlight. Water tap. External gas meter box. Galvanised steel gate to enclosed lawned garden area. Wood fencing and Recycled composite style fencing. Wood cabin with power and light. Timber framed wood store. Rear garden laid with turf & steps to sun deck terrace and views across Blackmill. Wood fence to perimeter. Variety of shrubs.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bridgend@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

Current heating type Combi

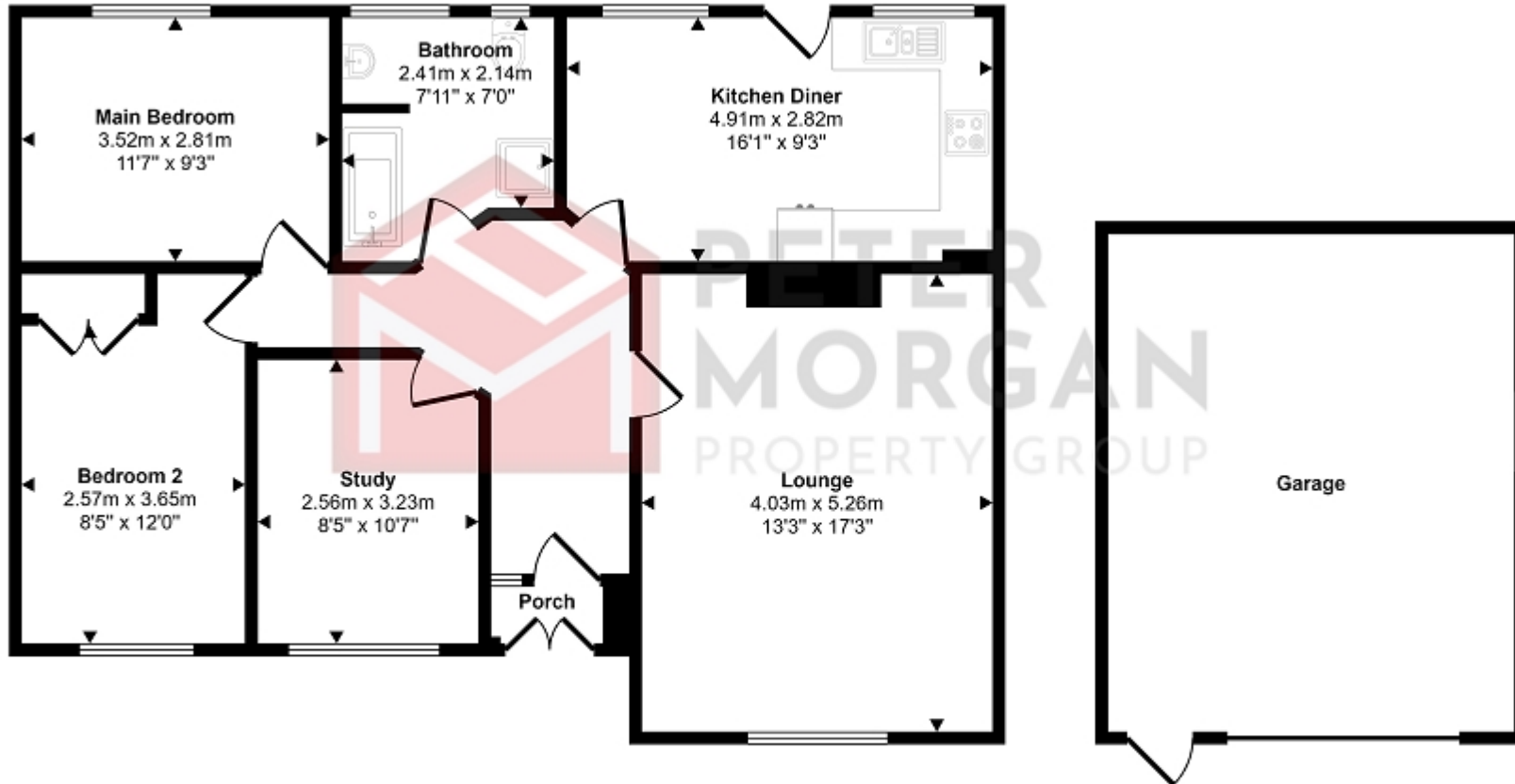
Tenure Freehold







Approx Gross Internal Area
111 sq m / 1199 sq ft




Floorplan
Approx 85 sq m / 911 sq ft

Garage
Approx 27 sq m / 288 sq ft

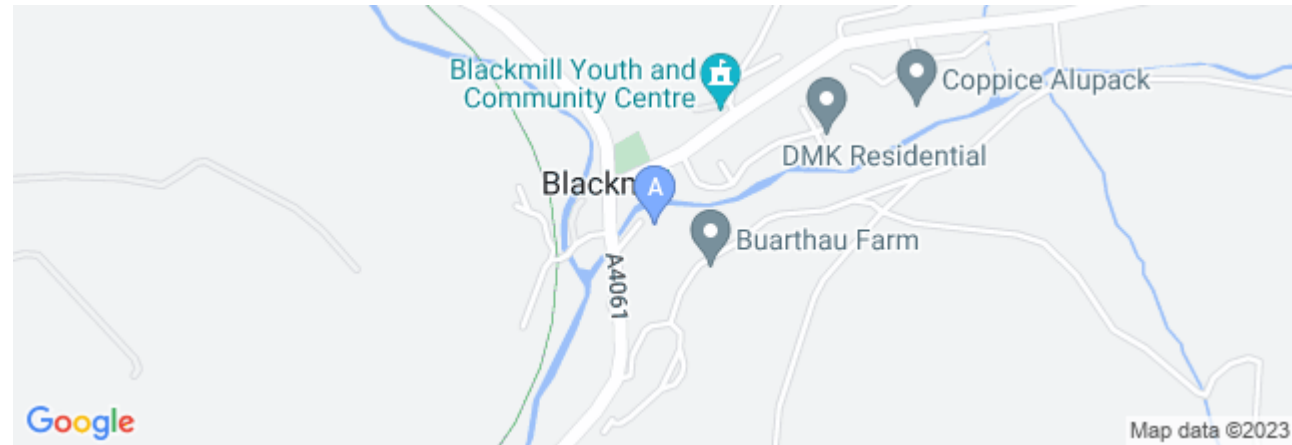
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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