

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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'Inglewood,' Blackmill Road, Lewistown, Bridgend, Bridgend County. CF32 7HU



PETER MORGAN

Offers In Region Of **£450,000**

Main Features

- Immaculate detached home and paddock set in circa 3/4 acre of grounds
- Open plan lounge/ dining room/ indoor / outdoor living
- 3 double bedrooms
- Approximately 4 miles from the M4 at Junction 36
- Paddock that has direct access to Celtic Trail cycle track
- Garage/ workshop and storeroom with parking for 8-10 cars
- Master bedroom, dressing room and balcony and views
- Far reaching views of woodland and hills
- uPVC double glazing and combi gas central heating
- Council Tax Band: E. EPC: D

General Information

DETACHED HOME SET IN CIRCA 3/4 ACRE OF GROUND IS TO INCLUDE Paddock WITH ACCESS TO CELTIC TRAIL CYCLE TRACK AND SUN TERRACE. AN IDYLIC LIFESTYLE OPTION IN A SEMI RURAL AND HIGHLY CONVENIENT LOCATION, BEING ONLY APPROXIMATELY 4 MILES FROM THE M4 AT JUNCTION 36 AND 1 MILE FROM BLACKMILL VILLAGE CENTRE. THIS HOME HAS GARDENS TO FRONT, SIDES AND REAR WITH FAR REACHING VIEWS OF WOODLAND AND HILLS. BASEMENT GARAGE/ WORKSHOP WITH FURTHER STORAGE ROOM, BLOCK PAVED DRIVEWAY AND PARKING FOR APPROXIMATELY 6-10 CARS AND WOODLAND PATHWAY TO Paddock HAVING ACCESS TO CYCLE TRACK.

The property has accommodation comprising hallway, fitted contemporary cloakrooms, family bath and shower room, fitted kitchen/ breakfast room, utility room. Large dining room with split level and archway to lounge having French doors to garden and views! First floor landing, cloakroom, master bedroom suite with dressing room and balcony overlooking garden, woodland and hills. 2 further bedrooms. This home benefits from uPVC double glazing, combi gas central heating and is immaculately presented throughout. Must be viewed!!

GROUND FLOOR

Hallway

uPVC double glazed main entrance door and window to front. Spindled and carpeted staircase to first floor. Oak strip panelled doors to living rooms. Flagstone effect tiled floor. Coved ceiling. Ceiling rose. Radiator. Built in cloaks cupboard. Smoke alarm.

Cloakroom

Fitted 2 piece suite in white comprising close coupled wc with push button flush and handwash basin with monobloc tap set in vanity unit. Chrome heated towel rail. Fully tiled stone effect walls and floor. Built in store cupboard to recess. Extractor fan.

Kitchen / Dining Room

Triple aspect with 2 uPVC double glazed windows to side and 1 to front. Fitted white gloss kitchen comprising wall mounted and base units. Illuminated display unit. Stainless steel sink unit with extendable mixer tap. Tiled splashback and illuminated worktops. Part tiled walls. Integral oven, eye level grill and ceramic gas hob with extractor hood. Flagstone effect tiled floor. Radiator. Plastered ceiling with inset spotlights. Plumbed for dishwasher. TV point and socket for wall mounted TV. Brushed steel electrical fittings.

Utility Room

uPVC double glazed window and door to rear. Fitted wall mounted and base units finished with wood effect doors and brushed steel handles. Stainless steel sink unit. Wall mounted combi gas central heating boiler. Flagstone effect tiled floor and part tiled walls. Radiator. Recess for American style fridge freezer. Plumbed for washing machine. Space for tumble dryer. Mains water stop tap. Wall mounted electrical consumer unit.

Dining Room

uPVC double glazed window to front. Fitted carpet. Radiator. Wall and ceiling lights. Open archway and 1 step to..

Lounge

uPVC double glazed bow window to side. 9 ft wide sliding uPVC double glazed patio doors to rear sun terrace and garden having views of hillside and mature trees. Stone effect tiled floor. Gas wood burner stove set in recessed fireplace with wood surround and tiled hearth. Alcoves with lighting. Radiator. TV connection. Telephone extension.

Family Bathroom

uPVC double glazed window to side. Fitted bathroom comprising hand wash basin with monobloc tap set in vanity unit with high gloss white doors. Tiled panelled bath with mixer tap and hairwash spray. Tiled shower with Rainstorm mixer shower, hairwash spray and floor drain. Sandstone effect tiled floor and walls. Plastered ceiling with inset spotlights. Chrome heated towel rail. Extractor fan. Wall mounted cabinet with illuminated vanity mirror.

FIRST FLOOR

Landing

uPVC double glazed window to front. Balustrade and spindles. Fitted carpet. Smoke alarm. White panelled doors to bedrooms and..

Cloakroom

Fitted 2 piece suite in white comprising close coupled wc with push button flush and wall mounted hand wash basin. Tiled walls with mosaic border. Tiled floor. Extractor fan.

Master Bedroom

The bedroom suite is divided in to bedroom and dressing area connecting via a square archway. Balcony overlooking garden with composite decked flooring and views of woodland and hills.

Dressing Room

uPVC double glazed window to front. Radiator. Fitted carpet. Loft access. Wall and ceiling lights.

Bedroom Area

uPVC double glazed window to front. uPVC double glazed French doors to balcony with wrought iron balustrade and composite decked floor. Fitted carpet. TV connection.

Bedroom 2

Double aspect room with uPVC double glazed windows to front and side. Fitted carpet. Fitted 'walk in' wardrobe with sliding doors and open 'walk in' space. Radiator. (Note: the 3.72m dimension does not include depth of wardrobe).

Bedroom 3

uPVC double glazed window to side. Radiator. Fitted carpet.

EXTERIOR

The property stands in its own grounds of Circa 3/4 acre. To include fully landscaped gardens and paddock with cycle track access to the rear. (As follows)..

Frontage

Accessed from Blackmill Road via double wrought iron gates leading to block paved driveway that provides access to parking area and garage at lower level.

Front Garden

Laid to lawn with concrete balustrade and paved pathways. Courtesy lighting to front door.

Left Hand Side Garden

Laid with paved patio and decorative stone covered planting area with ornamental shrubs and trees. Pedestrian gate to front driveway. Wrought iron railings on stone boundary wall.

Rear Garden

Fully landscaped to paved patio with water feature. Bin store. Water tap and external gas and electric meters. A variety of shrubs. Stone built wall and rockery. Open access to further garden area.

Right Hand Side Garden

Accessible from ground floor of main dwelling via patio doors. Laid to lawn and paved large sun terrace. Exterior lighting. Concrete balustrade. Ornamental shrubs. View of woodlands and hills.

Lower Level

Parking area for approximately 6-10 cars. Water tap. External sink and lighting and power points. Leading to utility area with shed. 9 feet wide illuminated and gated woodland pathway to paddock.

Basement Garage And Workshop

Versatile space that has potential for use as gymnasium, studio, workshop, work from home space or as an annexe (subject to planning approval). The garage is accessed via up and over vehicular door. Electric lighting. Power points. uPVC double glazed window to rear. Dividing internal wall and door between garage and workshop. Cabinets and workbench to remain. Sky TV connection.

Store Room

uPVC double glazed window and door to parking area.

Paddock

Turfed. Mature trees to perimeter. Direct, farm gated access to cycle track.

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 bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

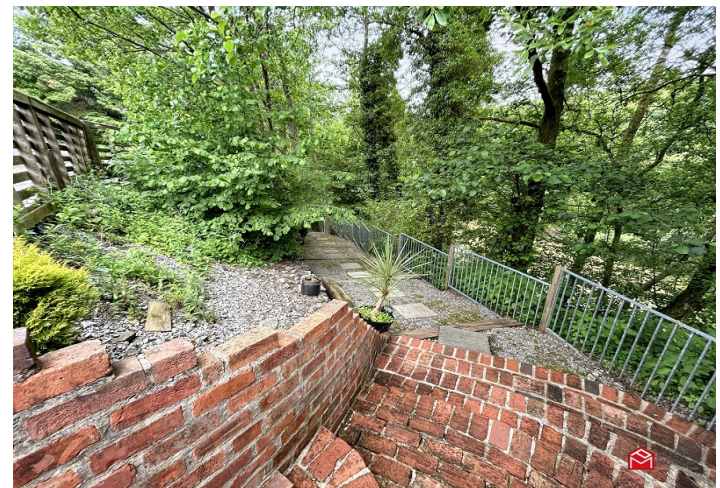
Current council tax banding E

Current heating type Combi

Tenure Freehold







Approx Gross Internal Area
198 sq m / 2126 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft



First Floor
Approx 72 sq m / 772 sq ft




Outbuildings
Approx 42 sq m / 448 sq ft

Devices fixed height below 1.2m

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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real thing. Please visit Made Simple 24/7.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(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 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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