

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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'Sheradene', Ifor Terrace, Blackmill, Bridgend, Bridgend County, CF35 6ET

£435,000



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Main Features

- Detached chalet style bungalow on a circa 0.38 acre plot
- Spacious versatile accommodation
- Village location with open aspect and substantial potential
- Planning granted for improvements
- 1-2 reception rooms
- 3-4 bedrooms
- Convenient for village amenities, public houses, restaurants, filling station and The Celtic Trail Cycle Track
- Within 4 miles of the M4 at Junction 36. Approximately 25 miles from Cardiff and Swansea
- Combi gas central heating
- Council Tax Band: E. EPC: C

General Information

'SHERADENE' IS A DETACHED 2-4 BEDROOM CHALET STYLE BUNGALOW WHICH STANDS WITHIN Circa 0.38 ACRE OF GROUNDS. AN ELEVATED POSITION OVERLOOKING WOODLAND AND HILLS IN A SEMI RURAL VILLAGE LOCATION WITHIN 4 MILES OF THE M4 AT JUNCTION 36 AND OFFERING SUBSTANTIAL POTENTIAL.

Situated on the edge of the village, convenient for village amenities, public houses, restaurants, filling station and The Celtic Trail Cycle Track. A semi rural location suitable for those also wanting to be within reach of the M4 which is within 4 miles at Junction 36 and 25 miles from Cardiff and Swansea.

The property is a detached chalet style bungalow with spacious and versatile accommodation that requires modernisation and offering major potential. The versatile accommodation comprises ground floor hallway, lounge, kitchen, utility room, fitted bath / shower room, double bedroom, sitting , room (optional double bedroom) and conservatory. First floor landing and 2 double bedrooms. The property benefits from Combi gas central heating. Externally there is a lawned front garden. Driveway access with parking, Double garage with potential. Paved / enclosed rear garden, dog run. Further land to the rear of the garden requiring landscaping.

The property has planning permission to demolish the existing conservatory and erect a single storey side sun room extension. Demolish existing garage and replace with pitched roof garage (at the rear of the plot) and a rear first floor dormer extension.

GROUND FLOOR

Hallway

uPVC double glazed front door. Parquet wood block flooring. Open plan staircase with wrought iron spindles to 1st floor. Radiator. Plastered walls. Coving. Textured ceiling. Mains powered smoke alarm. Double doors to built-in closet.

Lounge

uPVC double glazed window with secondary glazing to front (triple glazing). Stone feature fireplace with open fire. Alcoves. TV shelf. TV point. 2 radiators. Fitted carpet. Mains powered smoke alarm. Plastered walls. Textured ceiling. Coving. Part glazed door to hallway.

Kitchen

uPVC double glazed window with secondary glazing to rear (triple glazing). A range of wall mounted and base units. Stainless steel sink unit with mixer tap. Tiled floor. Electric cooker point. Extractor hood. Fireplace recess. Alcoves. Telephone point. Radiator. Plastered and tiled walls. Textured ceiling. Coving. Mains powered smoke alarm. Carbon monoxide detector.

Utility Room

Window to side. Wall mounted and base units. Stainless steel sink unit. Plumbed for washing machine and dishwasher. Space for tumble dryer and fridge freezer. Storage cupboard. Wall mounted electrical consumer unit. Tiled floor. Radiator. Plastered and tiled walls. Textured ceiling. Coving. White vertical panelled door to kitchen.

Rear Vestibule

uPVC double glazed door to rear garden. Tiled floor. Plastered walls. Textured ceiling. Coving. White vertical panelled door to kitchen.

Family Bathroom

uPVC double glazed window to rear. Fitted four piece suite in white comprising close coupled WC with push button flush, hand wash basin with monobloc tap set in vanity unit, tiled panelled bath with mixer tap. Tiled shower cubicle with electric shower and niche. Fully tiled walls and floor. Display niches. Vanity mirror. Column radiator. Extractor fan. Textured ceiling with inset spotlights.

Sitting Room / Optional Bedroom 4

uPVC double glazed window with secondary glazing to front (triple glazing). Fitted carpet. Plastered walls. Textured and coved ceiling. Mains powered smoke alarm. Radiator. White vertical panelled double doors to..

Conservatory

uPVC framed conservatory with double glazed windows and doors. Polycarbonate roof. Fan light. Power points.

Bedroom 1

uPVC double glazed window with secondary glazing to rear (triple glazing). Radiator. Fitted carpet. Plastered walls. Textured and coved ceiling.

FIRST FLOOR

Landing

Airing cupboard housing combi gas central heating boiler with wireless thermostat. Linen cupboard with slatted shelves. Fitted carpet. Mains powered smoke alarm. Plastered walls. Textured and coved ceiling. White vertical panelled doors to 1st floor bedrooms.

Bedroom 2

uPVC double glazed window with secondary glazing to side (triple glazing). Radiator. Fitted carpet. Fitted wardrobes. Loft access and access to attic eaves.

Bedroom 3

uPVC double glazed window with secondary glazing to side (triple glazing). Radiator. Fitted carpet. Fitted wardrobes. Access to attic eave.

EXTERIOR

Front Garden

Laid to lawn. Flagstone paved pathway/ patio to front and side of property. Open views over woodland, hills and A4061 to front. Driveway to side with parking for approximately four cars. Power point.

Double Garage

Two up and over doors at front. uPVC pedestrian door and window to side. Storage room to rear.

Rear Garden

Enclosed rear garden with paved patio and wood fencing. Water tap. Floodlights. Further land to the rear of the property currently unused however has been tiered ready for landscaping

Enclosed Dog Run

Enclosed with wood fencing with gate access to rear garden. Laid with paved and concrete patio.

Please Note:

The property has planning permission to demolish the existing conservatory and erect a single storey side sun room extension. Demolish existing garage and replace with a pitched roof garage further back on the plot. Permission also granted for a rear first floor dormer extension.

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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

E

Current heating type

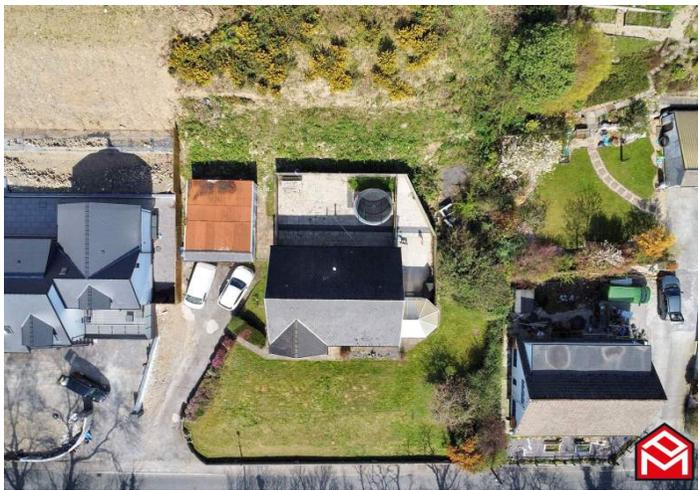
Combi

Tenure

Freehold

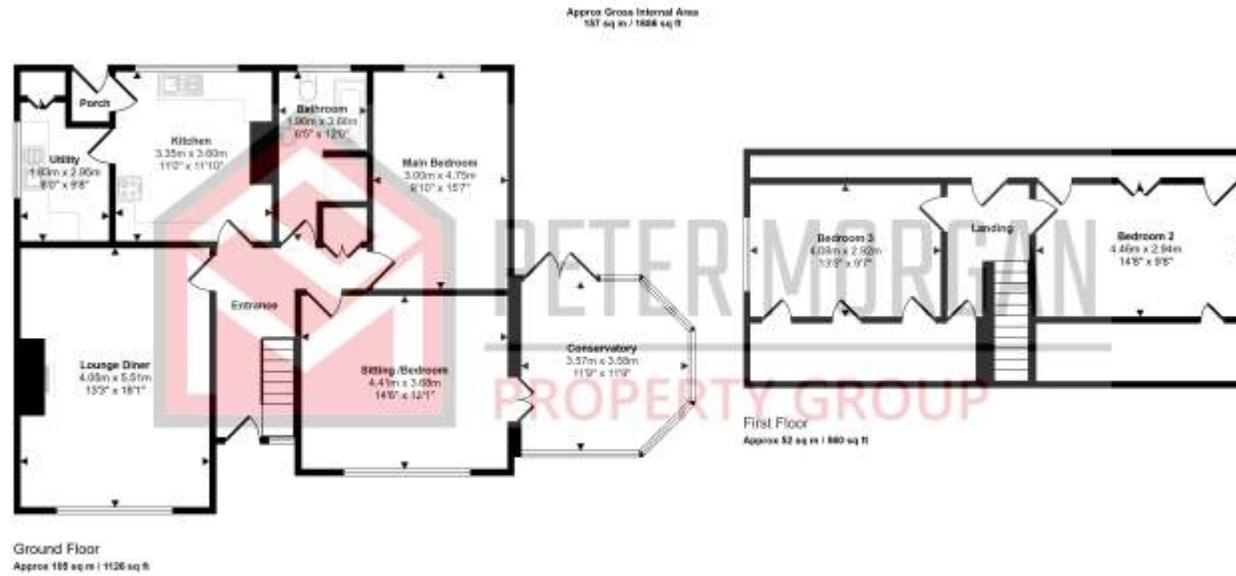








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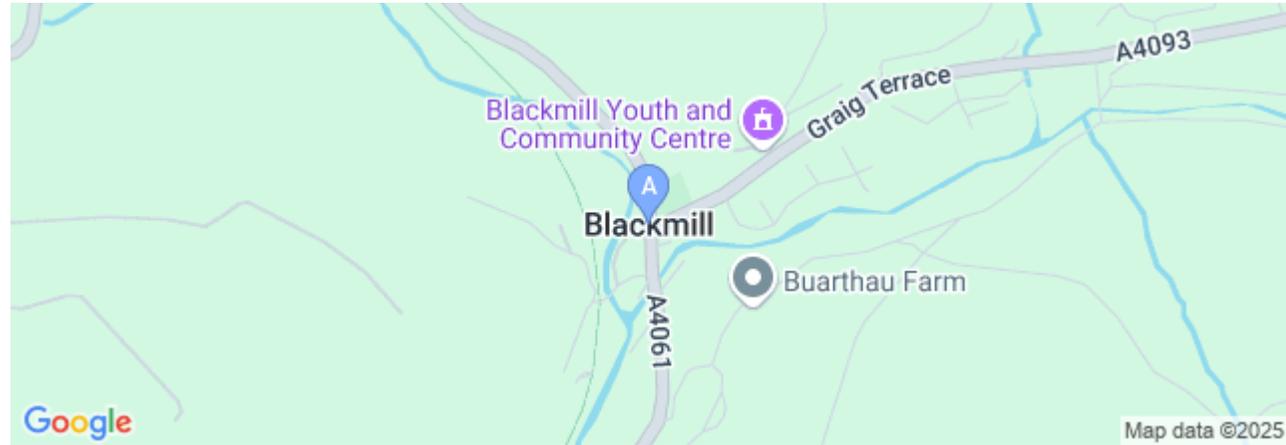


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with iMacre Snaggy 3.0.

Sheradene Ifor Terrace, Blackmill, Bridgend, Bridgend County, CF35 6ET

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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