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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

'Riverwood', Old Parish Road, Blackmill, Bridgend, Bridgend County, CF35 6ER

£475,000

Main Features

- Detached dormer bungalow within 1/4 acre of grounds
- Spectacular 11' high ceiling to living room
- Kitchen/ breakfast room with cooking range
- Up to 4 double bedrooms- versatile accommodation
- Open aspect views to front
- Semi rural Village location, 4 miles from the M4 at Jct 36
- Semi circular driveway for approximately 8 cars
- Single garage
- Wood burner, combi gas central heating and uPVC double glazing
- Council Tax Band: F. EPC: TBC

General Information

'RIVERWOOD' IS A FAMILY SIZE, GARAGE LINK DETACHED 3-4 BEDROOM, 2 BATHROOM, DORMER BUNGALOW STANDING IN ITS OWN GROUNDS OF APPROXIMATELY 1/4 OF AN ACRE WITH MANY ATTRACTIVE FEATURES TO INCLUDE, 11' HIGH VAULTED CEILING EXTENSION WITH WOOD BURNER, FITTED KITCHEN / BREAKFAST ROOM, EXCEPTIONAL VIEWS, SEMI CIRCULAR DRIVEWAY AND MORE!!!

Situated within the semi rural village of Blackmill. Convenient for village amenities, pubs, restaurant, filing station and Celtic Trail Cycle Track. Approximately 4 miles from the M4 at Jct 36. Approximately 25 miles from Cardiff and Swansea.

The property has versatile accommodation comprising ground floor main hallway, lounge with bay window, fitted kitchen/ breakfast room, 11' vaulted ceiling to living room, family bathroom, 2 double bedrooms (or alternative uses such as dining room, play room etc). First floor landing, shower room and 2 further double bedrooms with views of woodlands and hills.

Externally there is an 8 car semi circular driveway, single garage, vegetable plot, shed and greenhouse. Paved patio area, lawned area and sun terrace. This

home benefits from uPVC double glazing and combi gas central heating. Fitted carpets and blinds are to remain.

GROUND FLOOR

Hallway

Stained and leaded uPVC double glazed front door with matching side panel. Engineered wood flooring. Coir matting to door entrance. Wall mounted central heating thermostat and timer. Walk in under stairs store cupboard with electrical consumer unit and light. Radiator. Plastered walls and ceiling. Coving. Part glazed doors to living areas. Panelled doors to bedrooms and open doorway leading to..

Inner Hall

uPVC double glazed window with vertical blinds to front. 1/4 turn carpeted and spindled staircase to first floor. Fitted carpet. Plastered walls. Textured and coved ceiling.

Lounge

uPVC double glazed bay window with exceptional views of hills, countryside and village. Venetian blinds. Radiator. Living flame coal effect gas fire set in cast iron fireplace with surround. Alcove. Plastered walls and ceiling. Coving. Fitted carpet. Wall and ceiling lights. TV connection. Chrome electrical fitments.

Kitchen/Breakfast Room

Open plan living space leading to rear living/ dining room and garden as follows:

uPVC double glazed window and door to rear garden. uPVC double glazed French doors and windows to rear living / dining room. Fitted shaker style kitchen finished with Sage doors and illuminated wood effect worktops. A variety of wall mounted and base units, glass door display unit. One and a half bowl stainless steel sink unit with monobloc tap. Tiled splash back. Tiled floor. Breakfast bar. Multi fuel (gas and electric) cooking range with double oven, grill, pan store, and 7 ring hob. Plastered walls and ceiling. Coving. Plumbed for washing machine and dishwasher. Space for tumble dryer.

Living Room

Spectacular room with 11' high vaulted ceiling. uPVC double glazed windows to side and rear with French doors to rear garden and second uPVC door to side garden. Wood burning stove with flue. Tiled floor. 2 double glazed electric remote control skylight windows. TV point. Plastered walls and ceiling. Fitted blinds.

Dining Room/ Bedroom 4

Versatile and optional room. uPVC double glazed window with exceptional open views to front. Vertical blinds. Laminate flooring. Radiator. Plastered walls and ceiling. Coving.

Playroom / Bedroom Three

uPVC double glazed window to rear. Laminate flooring. Plastered walls and ceiling. Coving. TV connection.

Family Bathroom

uPVC double glazed window to rear. Fitted 3 piece suite in white comprising close coupled wc with push button flush, hand wash basin with marble top set in vanity unit, double ended bath with inset mixer tap and overhead mixer shower. Illuminated vanity mirror with shaver point and storage. Heated towel rail. Fully tiled walls and floor. Plastered and coved ceiling. Extractor fan.

FIRST FLOOR

Landing

2 double glazed skylight windows to rear. Double doors to linen cupboard. Fitted carpet. Attic to loft eaves. White panelled doors to bedrooms and..

Shower Room

uPVC double glazed window to front. 3 piece suite in white comprising close coupled wc with push button flush, hand wash basin set in vanity unit. Shower cubicle with mixer shower. Tiled walls. Illuminated vanity mirror and cabinet. Cushioned flooring. Heated towel rail.

Bedroom 1

uPVC double glazed window with spectacular open views to front. Radiator. Fitted wardrobe. Access to loft eaves. Fitted carpet. Plastered walls. Textured ceiling. Carbon monoxide detector. Combi gas central heating boiler housed in attic eaves.

Bedroom 2

uPVC double glazed window with spectacular open views to front. Radiator. Fitted carpet. Plastered walls. Textured and coved ceiling.

EXTERIOR

The property stands in its own grounds of approximately 1/4 of an acre. Open fields to the rear and open views to the front. Accessible via 'U' shaped driveway as follows..

Front Garden

Laid to lawn. Views of woodland and hills. Variety of ornamental trees and shrubs. Semi circular driveway with access from both sides. Parking for approximately 8 cars. Drive in and drive out option (no reversing).

Single Garage

Up and over door. uPVC door and window to rear garden. Electric light and power points.

Side Garden

Laid with vegetable planting area. Wood fencing. Garden shed with light and power.

Rear Garden

Laid with lawn. Paved patio areas. Ornamental shrubs and trees. Sun terrace with wrought iron balustrade. Drying area. Hard standing. Wood framed greenhouse with electricity. Wood fencing. Water tap and Belfast sink. External lights. The rear garden has views of hills to front and fields to the rear.

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

F

Current heating type

Combi

Tenure

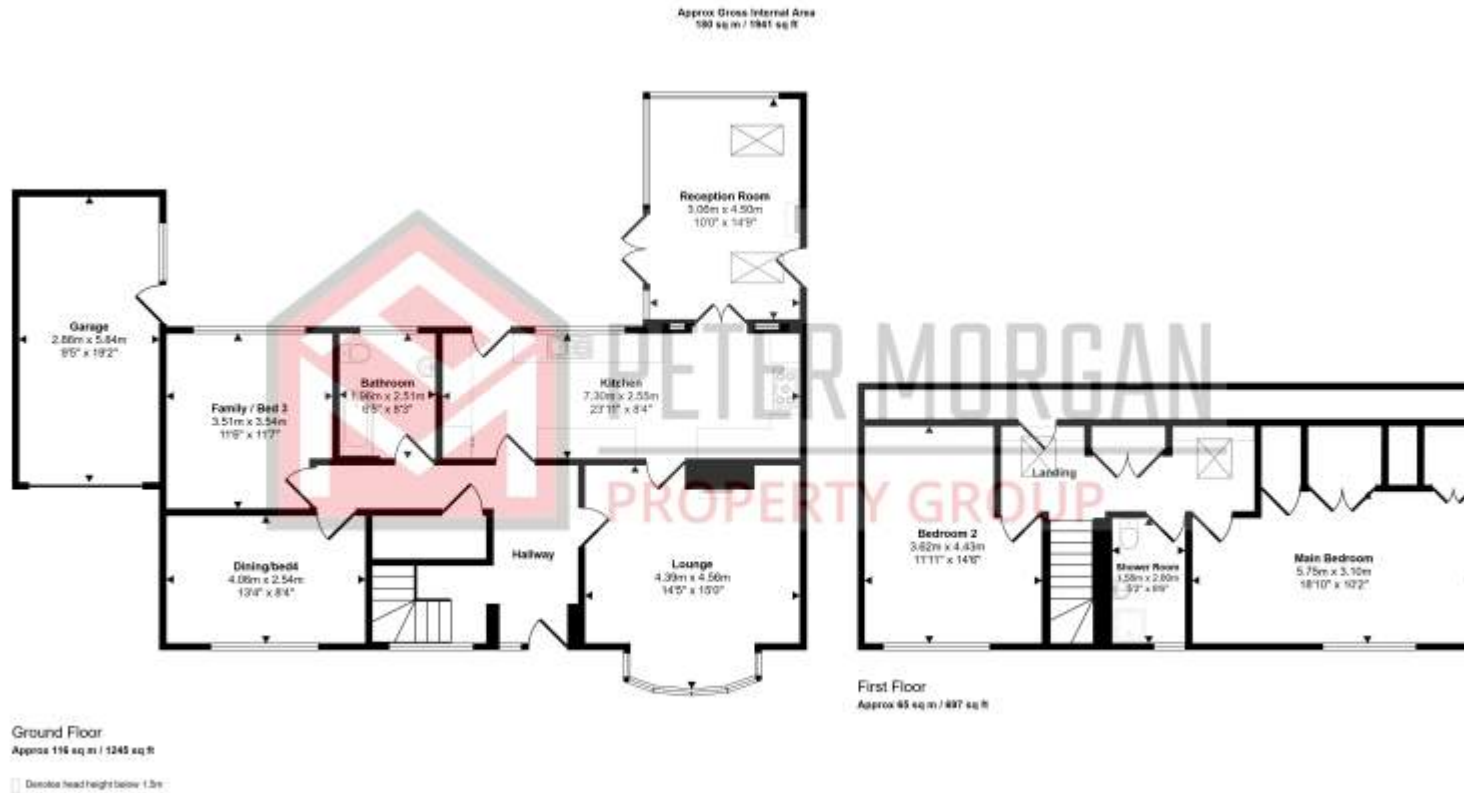
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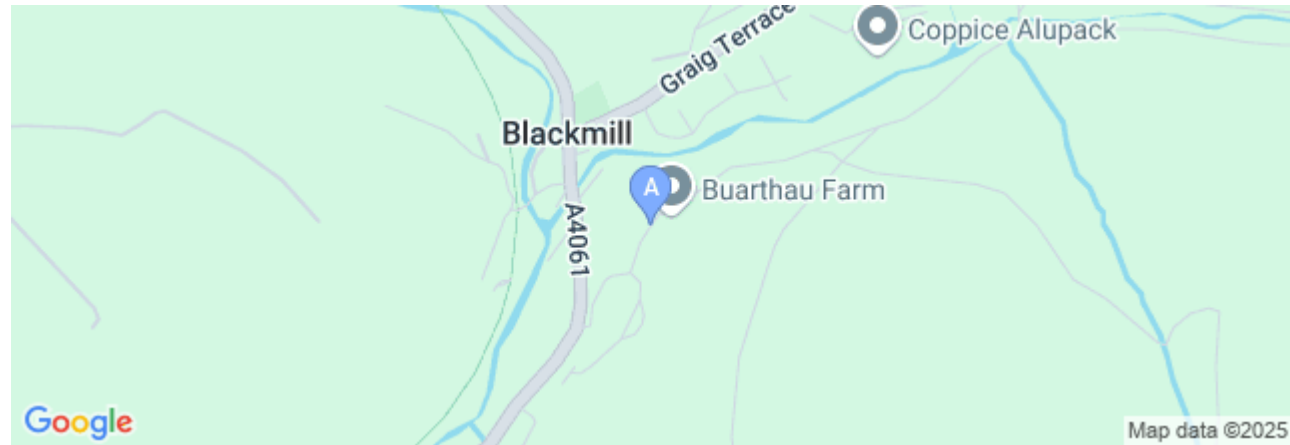




Riverwood Old Parish Road, Blackmill, Bridgend, Bridgend County, CF35 6ER

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