



Sheradene, Ifor Terrace
Blackmill, Bridgend, CF35 6ET



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£595,000 Freehold

3 Bedrooms: 1 Bathrooms: 2 Reception Rooms

Watts and Morgan are pleased to present three bedrooms detached bungalow located with countryside views within in Blackmill, Bridgend with 1.2 acres of land. Located within proximity of J36 of the M4 and a close to local amenities. Accommodation comprises of: Entrance hallway, spacious lounge, dining room, conservatory, kitchen, utility, double bedroom, 4-piece family bathroom. First floor, Two double bedrooms. Externally enjoying a private rear enclosed low maintenance garden, private driveway with space for multiple vehicles leading to a double garage. Benefiting from 1.2 Acres of land with planning permission to build a separate 3-bedroom property. Being sold with no on-going chain. EPC "E"

Directions

- Bridgend Town Centre 6.0 miles
- Cardiff City Centre 23.7 miles
- M4 (J36) 3.9 miles

Your local office: Bridgend

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Summary of Accommodation

GROUND FLOOR

Entered via a partially glazed uPVC front door leading into the spacious hallway with staircase leading up to the first-floor landing. The spacious living room features carpeted flooring, uPVC window to the front elevation and a central wood burner with exposed brick chimney. The dining room is a further spacious reception room featuring carpeted flooring, uPVC window to the front elevation and double doors leading into the conservatory, the conservatory provides double doors leading out to the rear garden. The family bathroom has been fitted with a 4-piece suite comprising of low-level WC, wash-hand basin set within vanity unit, panelled bath, and separate walk-in shower cubicle. Further features include fully tiled walls and flooring and obscured uPVC window to the rear elevation. The kitchen has been comprehensively fitted with a range of wall and base units. Plumbing has been provided for multiple appliances. Further features include tiled flooring and uPVC window to the rear elevation. The kitchen houses the gas central boiler. The utility room has been fitted with a range of wall and base units; plumbing provided for multiple appliances. Further features include continuation of tiled flooring and uPVC window to the side elevation. Bedroom two is located on the ground floor and is a spacious double room featuring carpeted flooring, ample space for freestanding furniture and uPVC window to the front elevation.

FIRST FLOOR

The first-floor landing features carpeted flooring leading to two double bedrooms. Bedroom one is a spacious double room featuring two internal fitted wardrobes, carpeted flooring, providing access to the loft hatch and uPVC window to the front elevation. Bedroom three is a further double room featuring two walk-in internal storage cupboards, carpeted flooring, and uPVC window to the rear elevation.

GARDENS AND GROUNDS

Sheradene is accessed off Ifor Terrace onto a private driveway with space for multiple vehicles leading to a double garage. To the front of the property lies a large lawned wrap around garden with countryside views. To the rear of the property lies a fully enclosed low maintenance garden ideal for dining furniture. Beyond the property lies 1.2 acres of land with planning permission to build on a three-bedroom detached property.

SERVICES AND TENURE

All mains' services connected. Freehold.



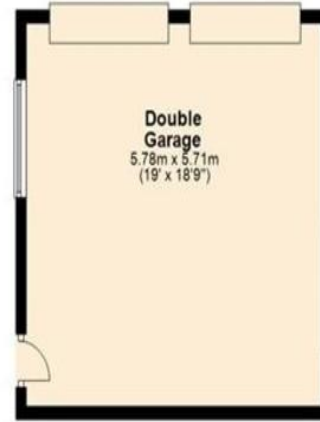
Ground Floor

Approx. 104.3 sq. metres (1122.2 sq. feet)



Double Garage

Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages: approx. 10.3 sq. metres (110.2 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.4 sq. feet)



Main area: Approx. 146.1 sq. metres (1572.6 sq. feet)

Plus garages: approx. 33.0 sq. metres (355.2 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

Sheradene, Blackmill



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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