



25 Cwm Felin, Blackmill

£214,950 Freehold

Three-bedroom link-detached property • No ongoing chain • Located in the popular Cwm Felin development, Blackmill • Spacious lounge accommodation • Modern kitchen/diner • Ground floor cloakroom • Driveway providing parking for two vehicles • Single garage • Access to cycle tracks and scenic countryside walks • Convenient access to local amenities, shops, and the M4 corridor



Three-bedroom link-detached home in Cwm Felin. No chain. Lounge, kitchen/diner, cloakroom, garage, parking. Near countryside walks, cycle tracks, amenities, and M4.

Council Tax band: D

Tenure: Freehold

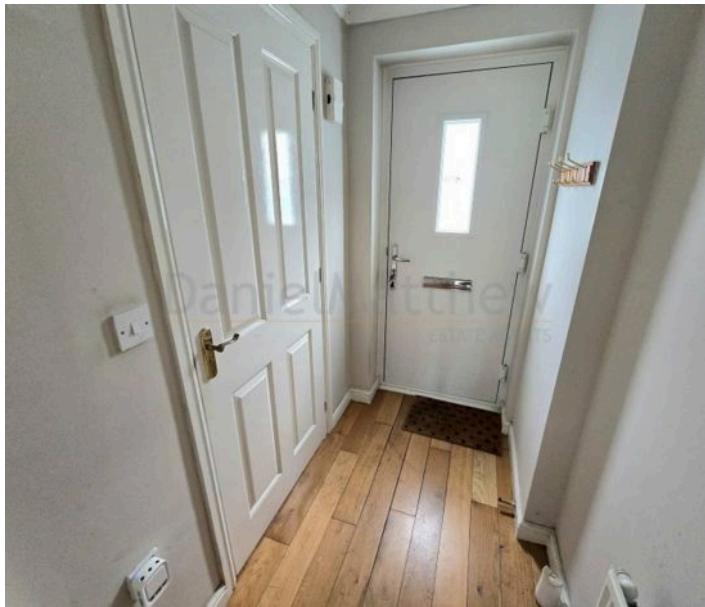
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



- Three-bedroom link-detached property
- No ongoing chain
- Located in the popular Cwm Felin development, Blackmill
- Spacious lounge accommodation
- Modern kitchen/diner
- Ground floor cloakroom
- Driveway providing parking for two vehicles
- Single garage
- Access to cycle tracks and scenic countryside walks
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Hallway

Enter via composite obscured door leading into hallway, plain ceiling with coving, plain walls, solid wooden flooring, radiator, doors leading into Cloakroom and Lounge.

Cloakroom/W.C

5' 9" x 2' 9" (1.76m x 0.85m)

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, solid wooden flooring, two piece suite comprising low level WC and pedestal wash hand basin, radiator, consumer unit.

Lounge

14' 11" x 13' 7" (4.56m x 4.14m)

Two UPVC double glazed windows to front and side aspect, plain ceiling with coving, plain walls, solid wooden flooring, staircase leading to first floor, electric fireplace and surround to remain, two radiators, door leading into Kitchen/Diner.



Kitchen/Diner

14' 10" x 8' 2" (4.51m x 2.49m)

UPVC double glazed French doors leading to enclosed rear garden, UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, tiled splashback, vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven with four ring gas hob and extractor fan, under stairs storage cupboard, space for dining table and chairs, wall mounted boiler.



Landing

UPVC double glazed window to side aspect, plain ceiling with coving, loft access, fitted carpet, doors leading into all first floor rooms.

Bathroom

6' 1" x 5' 6" (1.86m x 1.68m)

UPVC double glazed obscured window to rear aspect, plain ceiling, plain walls, tiled splashback, vinyl flooring, three piece suite comprising low level WC, floating wash hand basin inset into vanity unit, panelled bath with mixer tap and over head mains, radiator.

Bedroom One

13' 2" x 8' 6" (4.02m x 2.58m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator.

Bedroom Two

10' 4" x 8' 2" (3.15m x 2.50m)

UPVC double glazed window to rear aspect, plain ceiling with coving, plain walls, fitted carpet, radiator.

Bedroom Three

9' 10" x 6' 0" (2.99m x 1.84m)

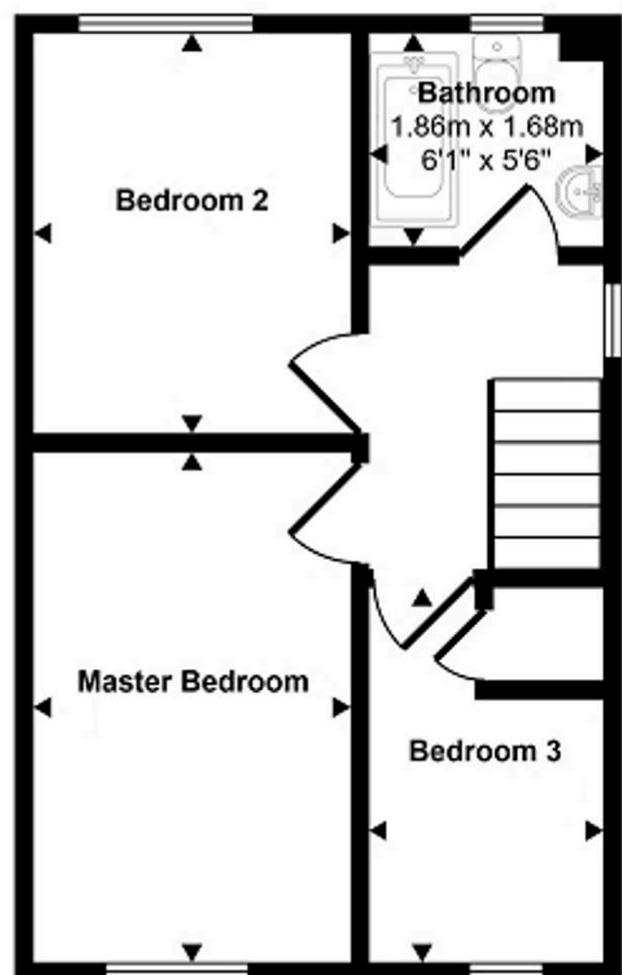
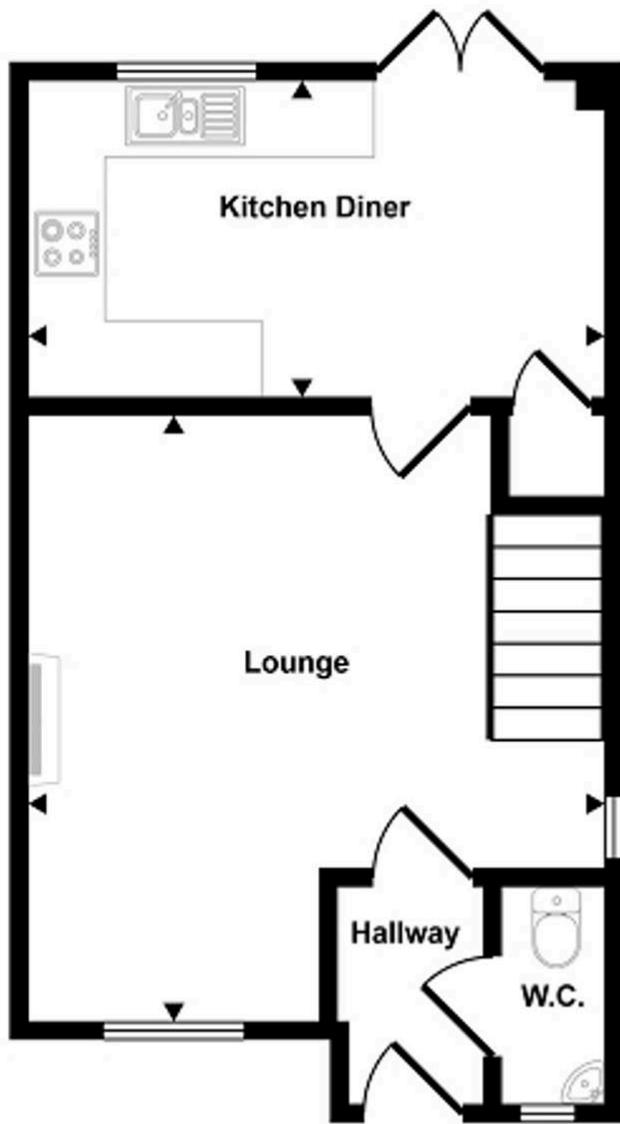
UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, fitted carpet, radiator, storage cupboard.

Garden

Front - Pathway with two steps leading up to front door, laid to lawn areas, driveway for two vehicles leading to single garage. Rear - Fenced boundaries, patio area and mostly laid to lawn, outdoor water tap and outdoor electrics, door leading into single garage.







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