

# HUNTERS®

HERE TO GET *you* THERE



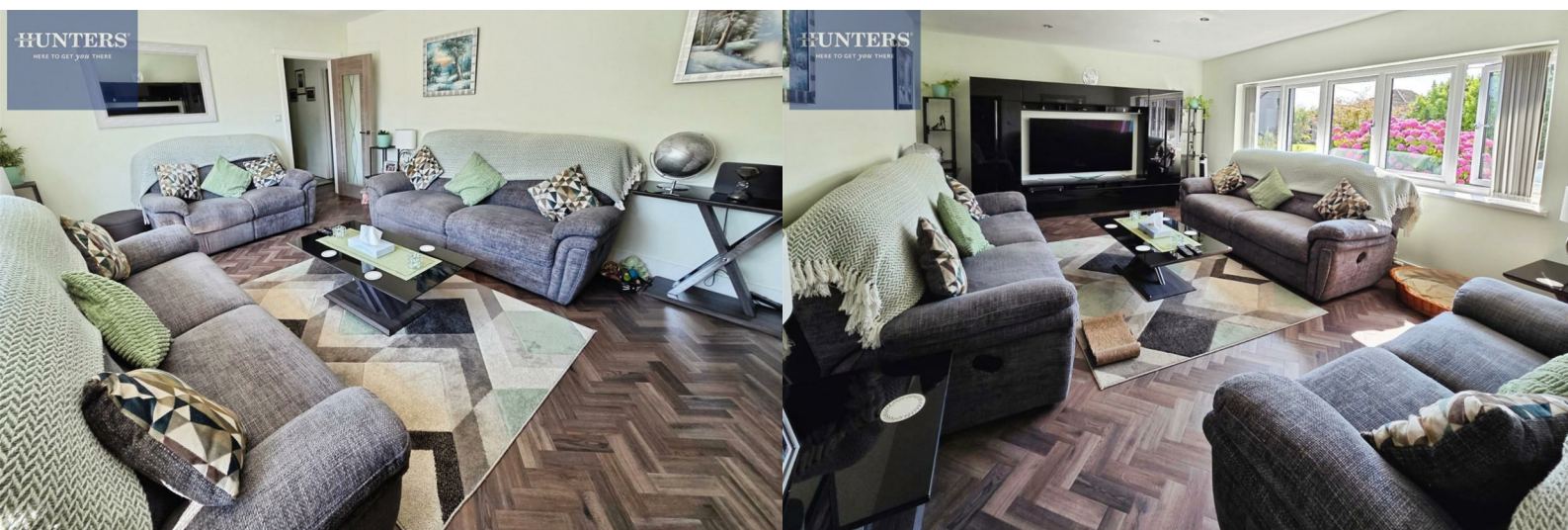
## Blackmill Road

Bryncethin, Bridgend, CF32 9YN

£375,000



Council Tax: E

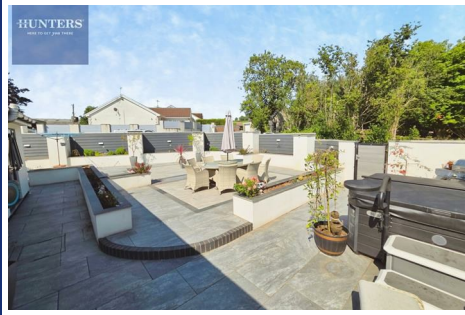




# 38 Blackmill Road

Bryncethin, Bridgend, CF32 9YN

£375,000



## Hallway

with Herringbone flooring, skimmed walls and ceilings with central lighting, radiator, composite front door with side panel, doors to;

## Lounge

17'7" x 12'10" (5.36m x 3.91m )

with Herringbone flooring, skimmed walls and ceilings with spot lighting, radiator, window to front.

## Kitchen dining

17'11" x 11'8" (5.46m x 3.56m )

Tiled flooring, skimmed walls & ceilings, spot and pendant light fittings, radiator, selection of base and wall units in white gloss with compressed quartz worktops and tiled backsplash, sink and drainer with mixer tap, built in double electric oven, halogen hob and electric feature hood, with matching central island, UPVC window to rear garden, French doors to garden off dining.

## Utility

9'1" x 7'4" (2.77m x 2.24m)

with tiled flooring, skimmed walls and ceilings with coving with central lighting, window to rear, selection of matching base and wall units in gloss white with compressed quartz worktops, sink and drainer with plumbing for washing machine, wall mounted boiler.

## WC

off utility with tiled flooring and walls and skimmed ceilings with spot lighting, window to side, upright radiator, wc and hand wash basin built into vanity unit.

## Bedroom 1

13'2" x 12'3" (4.01m x 3.73m)

With carpets, skimmed walls and ceilings, central light fittings, radiator, window to front views.

## Bedroom 2

12'0" x 11'11" (3.66m x 3.63m)

With Herringbone flooring, skimmed walls and ceilings, central light fittings, radiator, French doors with side windows to rear garden.

## Bedroom 3

9'10" x 9'2" (3.00m x 2.79m)

With carpets, skimmed walls and ceilings, central light fittings, radiator, window to front views.

## Bathroom

7'11" x 7'1" (2.41m x 2.16m)

Tiled floors and walls, clad ceilings with spot lighting, 2 piece suite with wc and hand wash basin built into vanity, separate shower cubicle with glass screens and thermostatic shower, ladder radiator, window to rear.

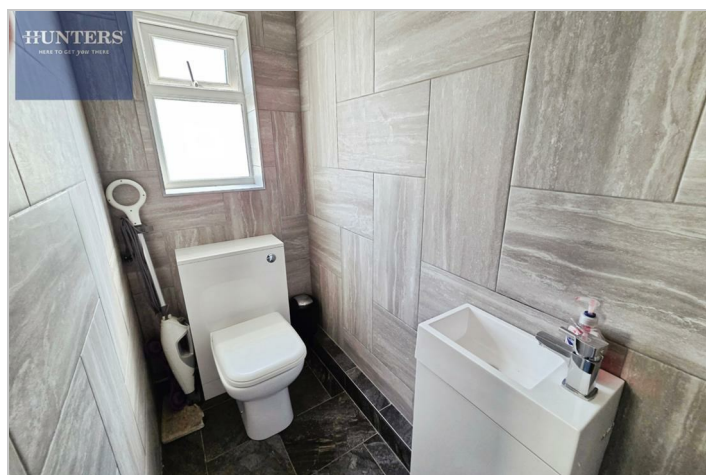
## Gardens

Set on a large corner plot there are gardens to the front, side and rear. The front garden has a block paved path leading to front door with lawns to the front with some decorative bushes and trees.

To the side there is a driveway for 2 cars and access to the front via a gate, there is also gated access to rear.

The rear garden is enclosed and South facing and is laid mostly to patio with several raised beds with flowers, small trees and plants, hot tub to remain,

rear access to the garage. Detached double garage with pitched roof, concrete floors, power and lighting, roller shutter to rear lane access, rear door and side window.



Road Map



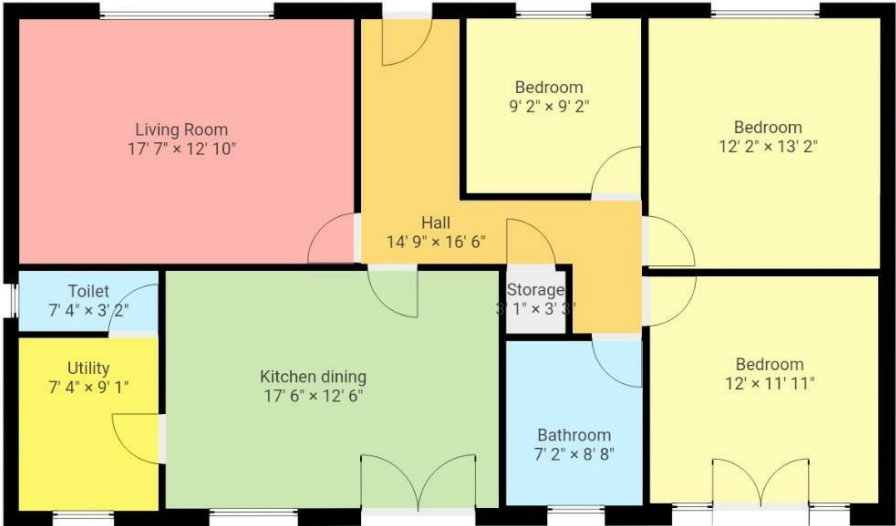
Hybrid Map



Terrain Map



Floor Plan

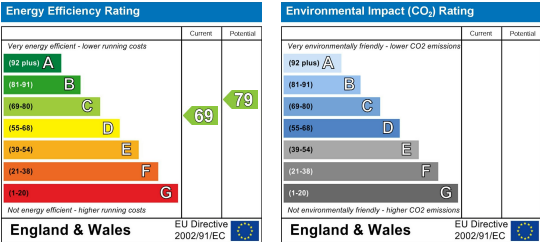


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Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.