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Mountain View
Blackmill Road
Lewistown, Bridgend, CF32
7HU

Mountain View Blackmill Road

Asking price **£215,000**

A generous three-bedroom bungalow with stunning elevated views and no ongoing chain

A deceptively spacious three-bedroom semi-detached bungalow

Located within the quiet village of Lewistown

Elevated position offering far-reaching front views

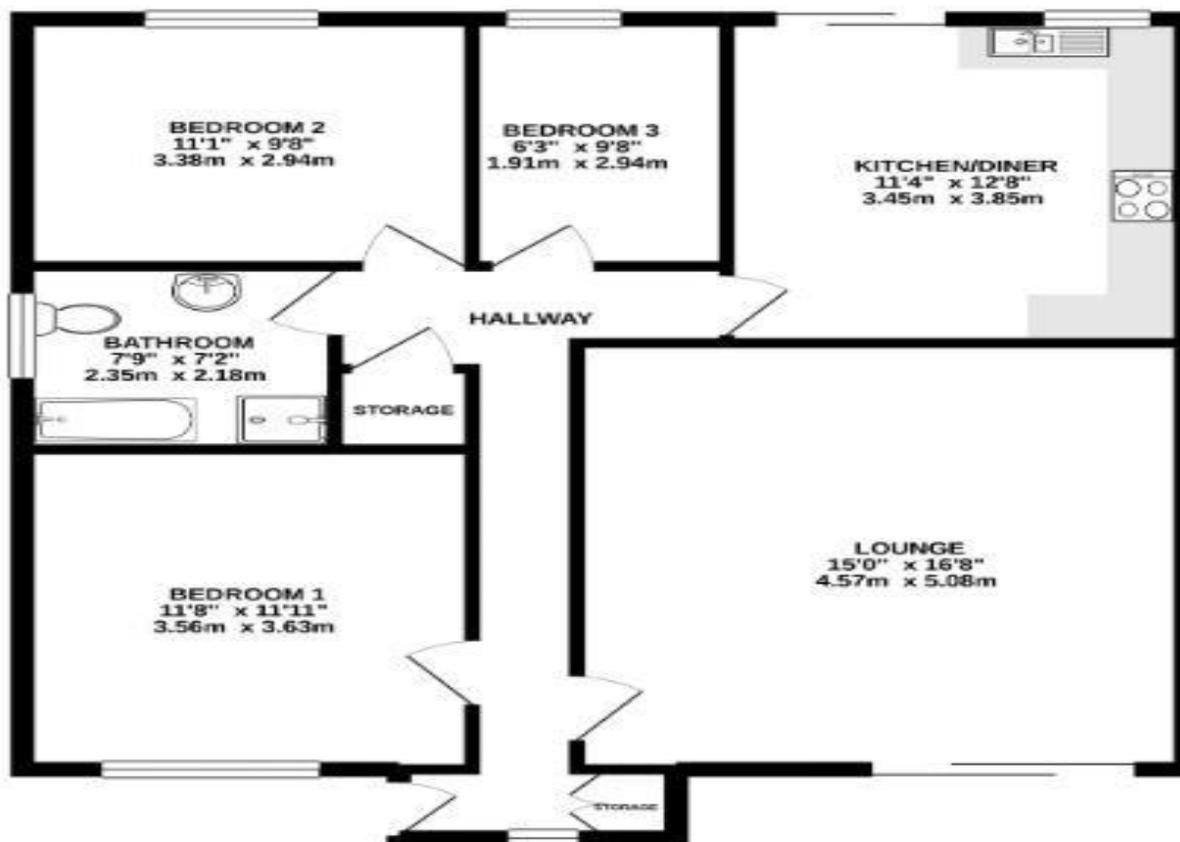
Large rear garden requiring landscaping, offering excellent potential

Allocated parking to the front plus two additional spaces to the rear

Viewing is highly recommended



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 sq.m.) approx.

All dimensions are approximate and are subject to change without notice. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here do not constitute a guarantee as to their availability or efficiency can be given.
Model with Viewpoint ©2022

Situated in an elevated position above Blackmill Road, this deceptively spacious three-bedroom semi-detached bungalow offers generous accommodation and far-reaching views from its front aspect. The property is entered via a PVCu front door into a welcoming hallway laid to laminate wood flooring, providing access to a useful cloaks cupboard and all further rooms.

To the front of the home, the generous lounge enjoys excellent natural light through sliding patio doors, which also frame the impressive views. The room continues the laminate flooring and features a freestanding electric fire set on a tiled hearth with a wooden surround. To the rear is a good-sized kitchen/diner, fitted with a range wall and base units with laminated worktops. The space benefits from tiled flooring, a

built-in electric oven with four-burner gas hob, splashback tiling, space for further appliances, and a modern Logic gas combination boiler. A window over the sink provides rear garden views, while sliding patio doors offer direct access to the garden.

From the hallway there is access to the loft via an inspection hatch and a useful additional storage cupboard. Bedroom one is positioned at the front of the property and is a well-proportioned double, laid to carpet with far-reaching views. Bedrooms two and three are located at the rear, offering views over the garden. Bedroom two is a comfortable double, while bedroom three is a generous single. The family bathroom is fitted with a white four-piece suite including panelled bath, low-level WC, corner square shower cubicle with mains shower

and glazed screen, and pedestal wash hand basin. Splashback tiling is fitted to all wet areas, and there is an obscure-glazed window to the side.

Externally, the front garden is laid mainly to lawn, bordered by feather-edge fencing, with steps leading up from the allocated parking space to the front door. A paved patio sits adjacent to the lounge's sliding doors. The rear garden is accessed via a tall wrought iron side gate and is arranged over two tiers. The first tier offers a paved patio, with central steps rising to a second paved area. Beyond this, the garden is laid to lawn and now requires landscaping. At the very rear, beyond the boundary fencing, is a further parking area where the vendor advises two allocated spaces belong to the property.





Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating

Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

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Directions

From Junction 36 (Sarn) of the M4, travel north along the A4061 for approximately 4.3 miles, passing through the villages of Sarn, Bryncethin, Blackmill and Pantyrwel. Continue into Lewistown along Blackmill Road, where the property can be found on the left-hand side, as indicated by our For Sale board.

Viewing strictly by appointment through Herbert R Thomas

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