

hrt

herbert r thomas

Cwmdare Crossing Cottage

Blackmill, Bridgend, CF35
6DP

hrt.uk.com



Cwmdare Crossing Cottage

Asking price **£299,995**

Situated on the periphery of Blackmill Village just a short distance from Junction 36 of the M4 Is this picturesque and characterful three bedroom detached cottage.

Former railway crossing cottage

Picturesque and characterful stone property

Good sized grounds

Off-road parking

Detached garage

Three bedrooms

Two reception rooms

Within 10 minutes of junction 36 of the M4

Rural setting

Viewing is highly recommended





Situated on the periphery of Blackmill Village with a leafy woodland outlook is this picturesque and characterful cottage.

The property is entered via a PVCu double glazed door into an entrance hall with staircase rising to the first floor landing, useful under stairs storage cupboard and doorway to the lounge/diner. The lounge/diner has PVCu double glazed windows to three aspects, coving to ceiling, fireplace and doorway to an inner hallway. The inner hallway gives access to the kitchen, conservatory and downstairs shower room. The kitchen has been fitted with a matching range of base and eyelevel

units with rolltop workspace over. There is a 1 1/2 bowl sink unit with swan neck mixer tap, integrated fridge, integrated freezer, plumbing and space for appliance, tiled flooring, tiled splashbacks, coving to ceiling, PVCu double glazed windows to side and rear, built-in oven and four ring gas hob. The downstairs shower room has been fitted with a three piece suite comprising of a double shower cubicle, close couple WC and pedestal wash hand basin. There is full height tiling to walls and door to airing cupboard. The conservatory is of PVCu double glazed

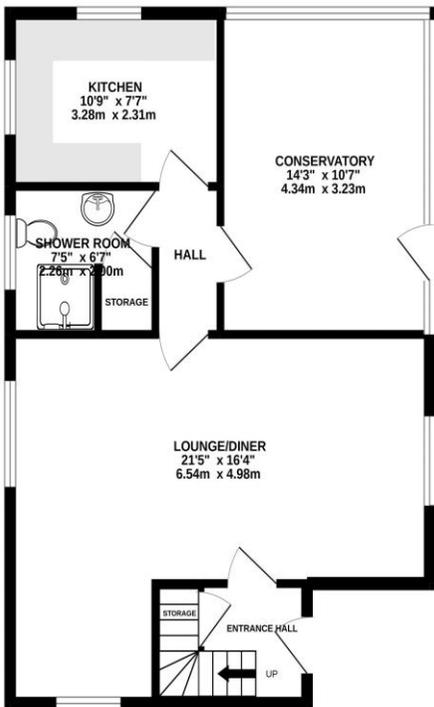
construction with a lower brick wall and polycarbonate roof. There is tiled flooring and radiator for all year round living.

Upstairs to the first floor the landing gives access to all three bedrooms and family bathroom. The bathroom has been fitted with a three piece suite comprising a pedestal wash hand basin, low-level WC and bath. There are PVC clad walls, laminate flooring and PVCu obscure double glazed window to rear. Bedroom three has a window to the side. The second bedroom is a generous double room with PVCu double glazed window to front. The master bedroom is another generous double room with PVCu double glazed windows to the side and front and French doors overlooking the gardens and rural woodland beyond.

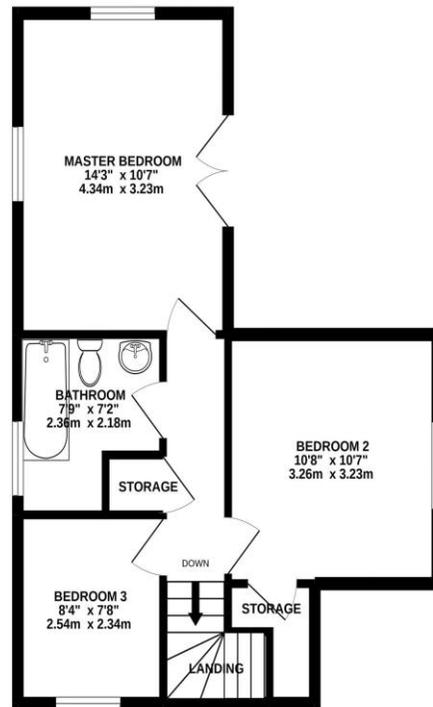
Outside the property is situated on a considerable plot with detached single garage, mature terraced gardens and off-road parking on a gated driveway.

Viewings on the property highly recommended to appreciate the many charms it has to offer.

GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2022.





Directions

From Jct 36 of the M4, exit the roundabout onto the A4061 signposted the Ogmore Valley. Continue straight ahead passing Bryncethin Primary school on the left hand side and at the first set of traffic lights, continue straight. At the roundabout take the second exit continuing along the A4061 signposted Blackmill. Proceed straight without deviation along the A4061 for approximately 2 miles and just before you enter into the village of Blackmill the property can be found on the right hand side off the A4061 as indicated by our for sale board.

Tenure

Freehold

Services

All mains
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,
Mid Glamorgan, CF31 1LH
01656660036
bridgend@hrt.uk.com

hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

31/02/22 3:33 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Candern Crossing Cottage Blackwell BRIDGEND CF31 1LH	Energy rating D	Valid until: 13 April 2028 Certificate number: 8365-7024-3140-4514-8896
Property type		Detached house
Total floor area		103 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-requirements>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



