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1926-2026

23 Danycoed, Blackmill

Bridgend

Offers in Region of **£450,000**

23 Danycoed

Blackmill, Bridgend

From Junction 36 of the M4 (Sarn) follow signs for Bryncethin, follow this road down the hill, through the traffic lights, travel directly over the roundabout and out beyond Bryncethin into Blackmill. Before the traffic lights, turn right up Danycoed then take the first right where the property can be found on the right hand side, as indicated by our for sale board.

An exceptionally spacious and versatile five-bedroom detached bungalow, occupying a substantial established plot in a popular elevated position with attractive views across the surrounding valley.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



Occupying a substantial and beautifully established plot with elevated views across the surrounding valley, this spacious five-bedroom detached bungalow offers exceptionally versatile accommodation, generous parking to the front and rear and an impressive detached garage/outbuilding.

The property provides an excellent amount of single-storey living space, with five bedrooms complemented by a large L-shaped lounge/dining room, conservatory, centrally positioned kitchen, utility room and two bathrooms.

One of the bedrooms forms part of a former garage conversion and benefits from direct Jack & Jill access to the second bathroom, lending itself particularly well to guests or multi-generational living.

Outside is a real feature of the home, with access and parking available from both the front and rear, beautifully maintained mature gardens and a substantial detached garage with an additional room and WC. This versatile building offers excellent potential for those requiring a home office, gym, hobby space or possible annexe accommodation, subject to any necessary consents.

The property's elevated position provides attractive views across the valley, while the established gardens offer a wonderful degree of privacy and numerous areas from which to sit and enjoy the surroundings.

Accommodation

The property is entered via a double glazed door into an entrance porch, with tiled flooring and side window. A further door with decorative stained-glass panels opens into the spacious and welcoming entrance hallway, finished with attractive wood-block flooring and providing access to the main accommodation.

A bedroom is positioned to the front of the property and is a generous double room with a bow window, laminate flooring and built-in wardrobe. There is ample space for a king-size bed together with additional bedroom furniture.

The family shower room has tiled flooring and fully tiled walls, with two windows to the side fitted with French-style shutters. The suite comprises a shower enclosure with thermostatic shower, WC, pedestal wash hand basin and traditional-style radiator.

Bedroom two is another double room, currently arranged as an additional sitting room, with laminate flooring and a window overlooking the rear garden.

Bedroom three is currently utilised as a dressing room and has been comprehensively fitted with an array of built-in wardrobes and storage cupboards, together with a fitted vanity area. There is fitted carpet and a window overlooking the rear garden.

The impressive lounge/dining room provides a particularly generous L-shaped reception space. The lounge area has fitted carpet, a large bay window to the front and a feature fireplace incorporating a gas fire, with plenty of room for a variety of freestanding furniture.

The adjoining dining area has tiled flooring and comfortably accommodates a six-to-eight-seater dining table. From here, a door leads into the kitchen while a wide opening provides access to the conservatory.

Positioned overlooking the rear garden, the conservatory provides an excellent additional reception space with tiled flooring continuing from the dining area, dwarf walls, decorative stained-glass detailing, radiators, power and lighting. French doors open directly onto the patio and gardens.

The kitchen sits centrally within the bungalow and is fitted with an extensive range of wooden base, wall, drawer and display units complemented by granite work surfaces and a breakfast bar. Features include an inset 1.5 bowl sink unit, integrated microwave, dishwasher and fridge, together with space for a Rangemaster-style range cooker. There is tiled flooring, inset spotlighting and a window overlooking the garden.

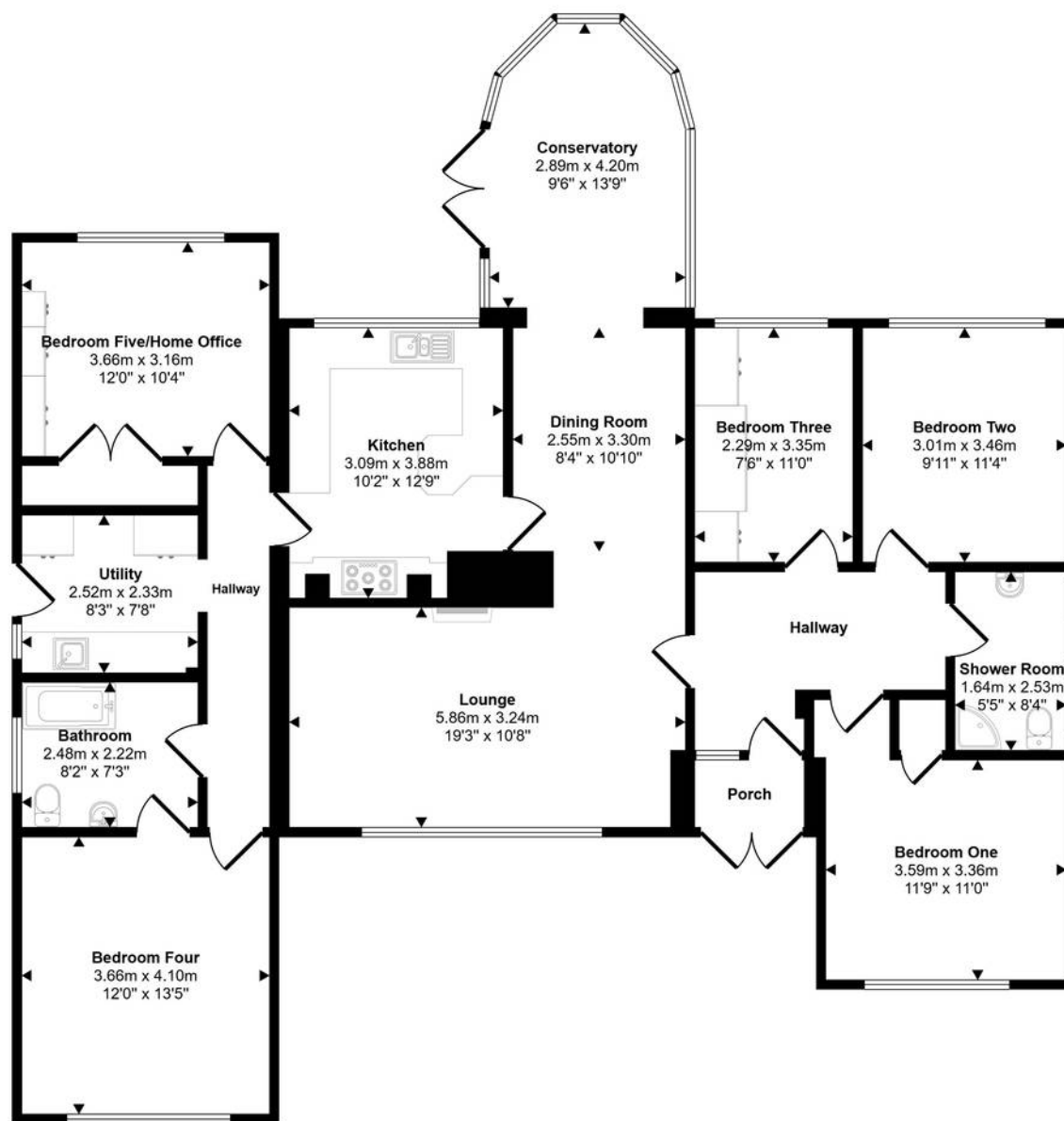
A doorway leads from the kitchen into an additional hallway serving the remainder of the accommodation.

A bedroom has been created in place of the former garage and provides a substantial sized bedroom with fitted carpet. Potentially, the main bedroom of the property with space for a king size bed and additional furniture, a door leads directly into the second bathroom, creating a useful Jack & Jill arrangement, with the bathroom also independently accessible from the hallway.

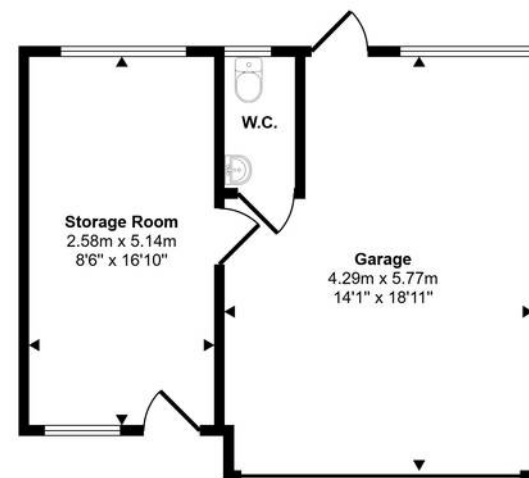




Approx Gross Internal Area
194 sq m / 2083 sq ft



Ground Floor
Approx 155 sq m / 1666 sq ft



Outbuilding
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





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