



16, Danycoed  
Bridgend, CF35 6ES

Watts  
& Morgan



# 16, Danycoed

Blackmill, Bridgend CF35 6ES

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**£495,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 2 Reception Rooms**

A unique and spacious four-bedroom family home positioned at the end of a quiet cul-de-sac in Blackmill, offering an impressive level of accommodation and extensive modernisation throughout. Ideally located within close proximity to local amenities, Bridgend Town Centre and Junction 36 of the M4, the property combines convenience with a peaceful residential setting. The accommodation comprises an entrance hall, lounge, conservatory, kitchen/dining room, a four-piece bathroom, a ground-floor double bedroom, sitting room, modern bathroom and utility. On the first floor, the principal bedroom enjoys its own private balcony, accompanied by two further double bedrooms, a WC and a separate dressing room. Externally, the property occupies a generous corner plot with a private block-paved driveway, a detached garage and a wraparound lawned garden, offering excellent outdoor space and scope for a variety of uses.

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## Directions

Bridgend - 6.0 Miles J36 of the M4 - 4.0 Miles Cardiff - 24.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a uPVC front door, the property opens into an entrance hallway with Karndean flooring and a staircase rising to the first floor. The main living room is a generous family space featuring carpeted flooring, a central electric fireplace with marble hearth and surround, front-facing windows and fully glazed doors leading into the conservatory. The conservatory offers tiled flooring and doors opening directly onto the rear garden. Bedroom Two, positioned at the front of the property, is a spacious double room with Karndean flooring and a front-facing window. The ground-floor bathroom is fitted with a modern four-piece suite comprising a corner bathtub, circular shower cubicle, pedestal wash-hand basin and WC. The room includes tiled flooring, partially tiled walls, a side-facing window and recessed spotlighting. The kitchen/dining room has been comprehensively fitted with a contemporary range of shaker-style wall and base units with complementary quartz work surfaces. All appliances are integrated, including a full-size fridge, 5-ring induction hob with extractor, oven, grill and dishwasher. Ceramic tiled flooring with underfloor heating runs throughout, with under-cupboard lighting and recessed ceiling spotlights enhancing the space. There is ample room for freestanding dining or lounge furniture. The kitchen leads into an inner hallway with two large built-in storage cupboards. The utility room provides further built-in storage, work surfaces and plumbing for multiple freestanding appliances. A second modern bathroom is fitted with a three-piece suite comprising a bath with overhead shower, wash-hand basin and WC set within a vanity unit, with fully tiled walls, tiled flooring, spotlighting and a front-facing window. To the rear of the property, the spacious sitting room features laminate flooring, French doors opening onto the patio area and a striking solid oak spiral staircase leading up to the first floor.

The first-floor landing features carpeted flooring, a large walk-in wardrobe/dressing area and additional storage within the loft eaves. A first-floor WC is fitted with a two-piece suite comprising a WC and wash-hand basin. Bedroom One is a generous double bedroom with laminate flooring, bespoke fitted storage and an exposed fireplace. French doors open onto a lovely balcony, and there is direct access to the spiral staircase leading down to the sitting room. Bedroom Two, positioned at the front of the property, is another double bedroom with carpeted flooring, built-in wardrobe space and windows to both the front and side aspects. Bedroom Three is also a double bedroom, offering carpeted flooring, built-in wardrobes, spotlighting and a front-facing window.

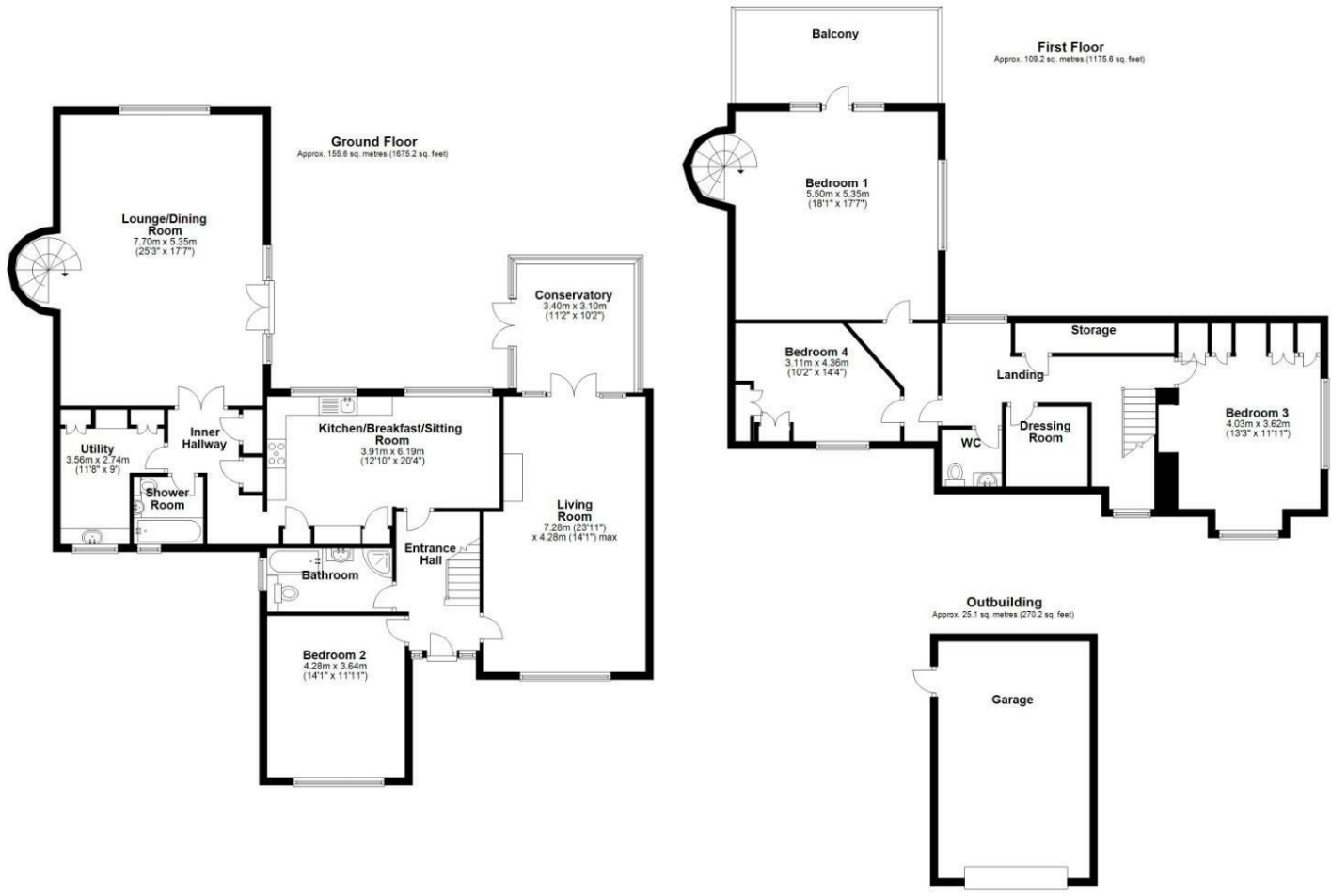
### GARDENS AND GROUNDS

No. 16 sits at the end of the quiet cul-de-sac of Danycoed on a generous plot, enjoying excellent privacy and ample outdoor space. A spacious private block-paved driveway provides off-road parking for multiple vehicles and leads to the single detached garage, which benefits from a full power supply. To the rear, the property enjoys a well-presented wraparound lawn garden featuring a variety of mature shrubs and flowers. A large outdoor patio area offers an ideal space for outdoor furniture and entertaining, with the garden wrapping neatly around the property to create a versatile and attractive outdoor setting.

### ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "D". Council tax band "G"

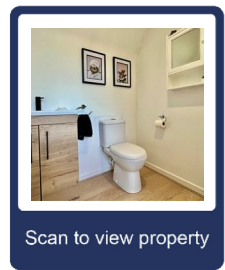




Total area: approx. 290.0 sq. metres (3121.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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