



Ty Derwen,  
Bridgend, CF35 6DT

Watts  
& Morgan



# Ty Derwen,

Blackmill, Bridgend CF35 6DT

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## £510,000 Freehold

### 4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

This exceptional four-bedroom detached residence is set within approximately 2 acres of enchanting bluebell woodland, offering a rare combination of character, space, and natural beauty in the sought-after village of Blackmill, providing excellent links to Bridgend and the M4 corridor.

Thoughtfully designed with tall ceilings, expansive windows, and an abundance of natural light throughout, the property provides a wonderfully light and airy atmosphere with a unique split-level layout.

The accommodation briefly comprises; porch, welcoming entrance hallway, ground floor WC, a boot room providing access onto the patio area and an impressive open-plan living space to the upper floor featuring the kitchen and dining area flowing seamlessly down into the spacious lounge with large windows all overlooking the surrounding grounds, with further steps leading to a versatile study. The lower level offers a pottery room, family bathroom, and four generous bedrooms.

Externally, the property benefits from a private driveway providing ample off-road parking, alongside beautifully maintained gardens and a generous patio area ideal for outdoor entertaining. Steps lead to an elevated terrace accessed directly from the house, enjoying a tranquil woodland setting with picturesque views across the surrounding woods. The property further benefits from the addition of solar panels.

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### Directions

\* Bridgend Town Centre - 6.6 Miles \* Cardiff City Centre - 24 Miles \* J36 of the M4 - 3.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

The property is entered via a PVC front door into a practical porch with windows to the front and side elevations. A composite front door then opens into the welcoming entrance hallway, where engineered oak flooring and impressive vaulted ceilings combine to create a wonderful sense of space and light. A useful loft space here adds further practicality, while the carpeted staircase provides an elegant transition to the lower ground floor accommodation.

The WC serves the top floor, which is fitted with a 2 piece suite including a wash hand basin and WC and features vinyl flooring and a rear facing window.

The upper floor offers a superb split-level open-plan living space, seamlessly combining the kitchen, dining, and living areas. Finished with engineered oak flooring throughout and enhanced by high ceilings, the space enjoys an impressive sense of openness and light.

The kitchen is fitted with a stylish contemporary range of matching wall and base units, complemented by coordinating work surfaces, and benefits from a rear-facing window overlooking the beautiful surrounding woodland, along with internal elevated windows that enhance the natural light. Integrated appliances include a dishwasher, while space is provided for a fridge/freezer. Just off the kitchen is a practical boot room with vinyl flooring and patio doors leading directly to the rear patio seating area.

Leading on from the kitchen is the dining area, another delightful reception space featuring side-facing windows with scenic woodland views, as well as high-level windows that draw in additional natural light. The space feels bright and airy throughout, with ample room for dining furniture. The living room continues the open-plan design of the upper floor, with steps descending into the seating area. This inviting space benefits from a central wood-burning stove, a side window, and two front-facing windows, including an impressive full-height picture window that extends to floor level.

Positioned off the staircase leading to the lower ground floor is an additional reception room offering excellent versatility, complete with carpeted flooring, built in shelving unit and a large window that fills the space with natural light.

The carpeted staircase, featuring a front-facing window, leads down to the ground floor hallway, which provides access to three double bedrooms and one smaller bedroom, a family bathroom, and a distinctive pottery workshop, as well as a useful under stairs storage area.

The workshop is a wonderfully versatile space that has been thoughtfully adapted to suit the current owners' needs. It features a sink, plumbing for a washing machine, insulated raised anti-slip flooring, and floor-to-ceiling windows, along with a door providing access to the front of the property.

Adjoining the workshop is a separate utility-style room with a side-facing window and additional space and plumbing for white goods. A useful storage area is also located here.

Serving the ground floor is a stylishly appointed family bathroom, fitted with a contemporary four-piece suite comprising a large walk-in shower, bath, wash hand basin and WC. Tiled throughout and featuring a side-facing window, which completes the space beautifully.

Bedroom Three is a beautifully proportioned double bedroom, finished with carpeted flooring and enjoying peaceful woodland views through a rear-facing window.

The principal bedroom is an impressive double room, accessed via a few steps down, and features carpeted flooring along with dual-aspect windows to the rear and side elevations, both enjoying picturesque views, as well as benefitting from built in storage.

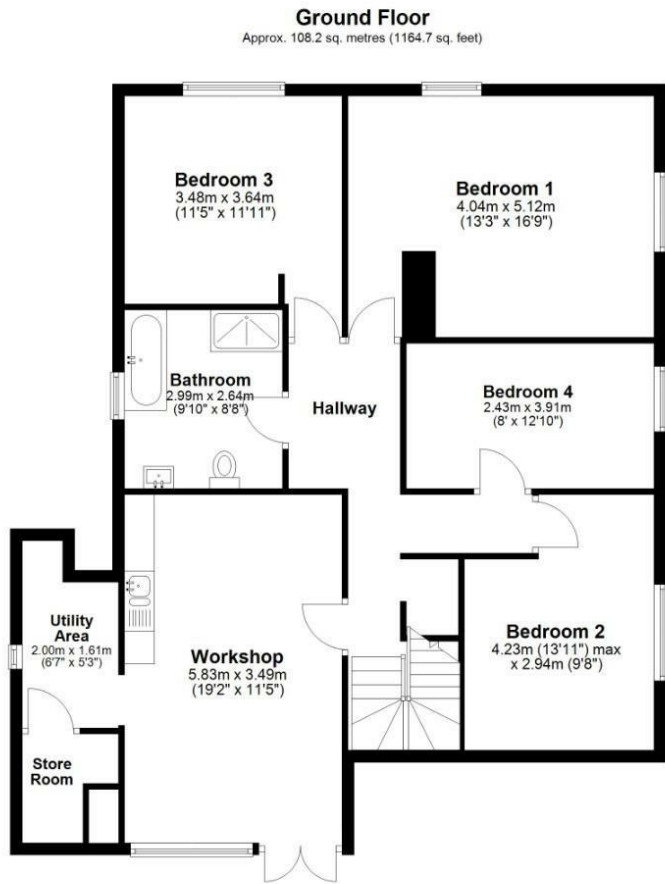
A further two bedrooms are accessed via a few steps down and are both well-presented rooms. Each enjoys carpeted flooring and side-facing windows that take in wonderful views, creating bright and comfortable spaces that feel both peaceful and inviting.

### GARDEN AND GROUNDS

Accessed off Graig Terrace, Ty Derwen is nestled within two acres of picturesque woodland and benefits from a beautifully maintained private rear garden. The outdoor space includes an elevated lawn, beautifully framed by an abundance of colourful flowers, mature shrubs, and established planting, along with a lower patio area and a covered raised patio that can be accessed directly from the property. To the front, the property also enjoys private gated access and a driveway providing off-road parking. The property further benefits from the addition of solar panels and batteries also.

### ADDITIONAL INFORMATION

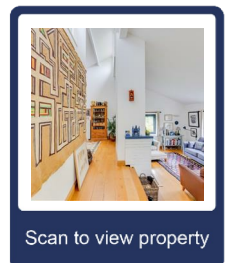
Freehold. Mains water connected. The property benefits from a combination of wood-fired and electric heating, complemented by solar panels with battery storage for improved energy efficiency. EPC Rating: 'C'. Council Tax is Band 'F'.



Total area: approx. 202.7 sq. metres (2181.7 sq. feet)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 72      | 77        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Scan to view property

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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