



Dimbath Avenue, Blackmill offers over £180,000

- Beautifully presented semi-detached home
- Air Source heating system & Owned outright solar panels
- Downstairs cloakroom/WC
- Generous Rear Garden and Picturesque Blackmill location
- 3 Good sized bedrooms with Balcony off the Master bedroom
- EPC Rating: E
- Council Tax Band: A



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About the property

Situated in the picturesque village of Blackmill, Bridgend, this beautifully presented and unique semi-detached home offers spacious and versatile accommodation, surrounded by stunning countryside views whilst remaining within easy reach of local amenities.

The accommodation comprises an inviting entrance hall, separate pantry, downstairs cloakroom/WC, a generous lounge, dining room, fitted kitchen with Range, and an additional reception room leading from the lounge, providing flexible living space for modern family living. To the first floor are three well-proportioned bedrooms, including a spacious master bedroom with a private balcony enjoying elevated mountain views, together with a beautifully appointed family bathroom.

This exceptional property boasts impressive eco-friendly credentials, benefiting from owned outright solar panels for Electric supply and Air Source Heat Pump for the heating and hot water, helping to reduce both energy costs and environmental impact.

Externally, the property enjoys a generous rear garden overlooking the surrounding mountains, creating a wonderful space for relaxation and entertaining.

A truly special home offering character, space, and breathtaking views. Viewing is highly recommended to fully appreciate all that this unique property has to offer.





Accommodation

Entrance Porch

Entrance Hall

Pantry/Storage

9' 9" x 4' 6" (2.97m x 1.37m)

Wet Room

Lounge

15' 6" x 9' 10" (4.72m x 3.00m)

Dining Room

9' 3" x 9' 1" (2.82m x 2.77m)

Kitchen

9' 3" x 7' 3" (2.82m x 2.21m)

Reception Room 2

9' 9" x 9' 5" (2.97m x 2.87m)

First Floor

Landing

Bedroom One

16' 9" x 8' 11" (5.11m x 2.72m)

Bedroom Two

9' 9" x 9' 4" (2.97m x 2.84m)

Bedroom Three

9' 4" x 8' 6" (2.84m x 2.59m)

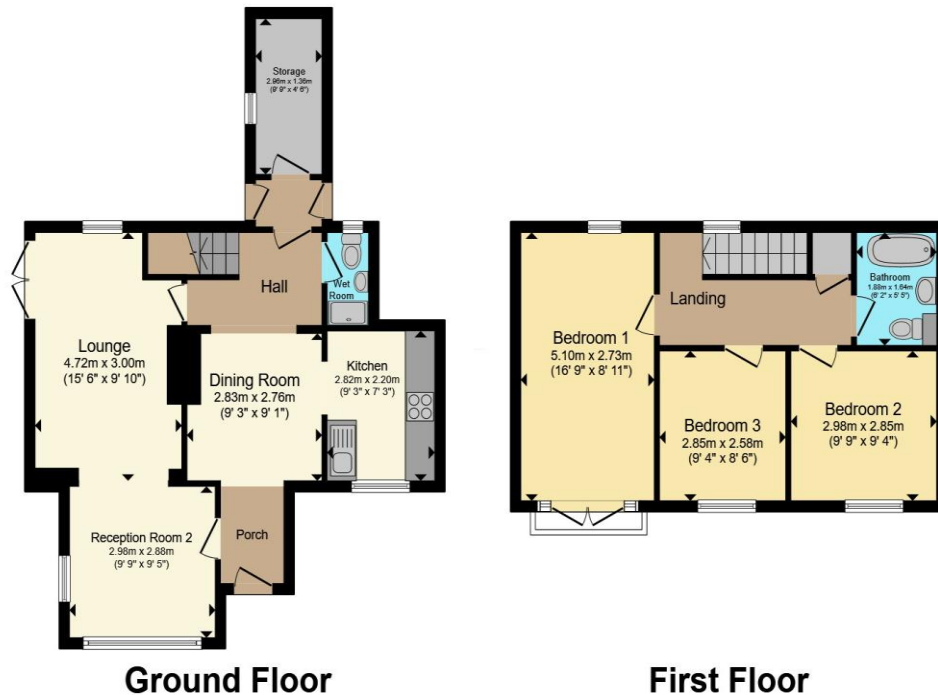
Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

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Floorplan



Total floor area 96.5 m² (1,038 sq.ft.) approx

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