



£199,950
freehold

**Blackmill Road,
BlackmillCF35 6DR**

- EPC Rating: D
- Immaculately Presented & No ongoing chain
- Spacious Three bedroom Semi-detached
- Ensuite & Garage
- Parking for several cars





About The Property

Immaculately Presented and Recently Renovated Spacious Three bedroom Semi-Detached Property in the Small Village of Blackmill, With its own pub, Local shop, Car Garage and Petrol Station and not to mention the Fantastic Walks Right on your Doorstep this Property has it all. The Property Briefly Comprises of Large Front Garden with Driveway that Leads to Rear Garage and Back Garden. The Spacious Interior has Entrance Hallway with Cloakroom, Living Room with Bay Window and Gas Fireplace, Open Plan Dining Room from the Living Room, Sitting room to the Rear with Patio Doors Opening to Rear Garden, Good Size Fitted Kitchen/Breakfast Room with Patio Doors Opening to Rear Garden. To the Upstairs are Three Bedrooms with Master Boasting an En-suite Shower Room, Family Bathroom with Shower Fitted over Bath Suite. "The Sheiling" meaning "A Summer Dwelling on a Seasonal Pasture High in the hills" yet the property is only a 10 minute drive to the M4 and McArthur glen shopping outlet. To fully appreciate this family home in a Fantastic Location Please Call Us Today on 01656 657 201. The Property has many Certificates From the Renovation works consisting of 10 Year Roof Guarantee, Electric Certificate, and Gas Certificate for all the Gas Appliances and Structural Engineer Report. ER-D

Accommodation

Entrance Hallway

Entered via uPVC panelled door. Doors into Lounge, Kitchen and Cloakroom. Stairs to first floor. Carpet Flooring

Lounge

13' 6" x 12' 4" max (4.11m x 3.76m max)
Feature fireplace with Gas fire and Marble hearth and ceramic surround. Open Plan to dining area. Alcove lighting. uPVC bow bay window to front.

Dining Area

10' 9" x 10' 5" (3.28m x 3.18m)
Double doors to Sitting room

Sitting Room

9' 5" x 9' 4" (2.87m x 2.84m)
Archway to Kitchen/Breakfast room. uPVC double glazed French doors to Rear Garden

Kitchen/breakfast Room

20' 3" x 9' 11" (6.17m x 3.02m)
Fitted with a matching range of base and eye level units



Bedroom 2

13' 5" x 11' 2" (4.09m x 3.40m)

uPVC double glazed window to front. Spacious room with Space for wardrobes

Bedroom 3

8' 6" x 8' 10" (2.59m x 2.69m)

uPVC double glazed window to front. Space for single bed, cabinets and wardrobe

Bathroom

Fitted with a three piece suite comprising of bath with shower over, pedestal wash hand basin and low level corner WC. uPVC double glazed window to rear. Air extractor Fan

Outside

The property is accessed via gated driveway with ample parking for several cars. Steps lead down to the front of the property. Large areas around the boundary of the property with mature shrubs and trees. Detached storage shed with courtyard area. Enclosed patio area.

with worktop space over. Newly Fitted Four ring gas hob with electric oven and cooker hood over. Inset stainless steel sink unit. Space and plumbing for automatic washing machine, dishwasher and Fridge/freezer. Breakfast bar sitting area. uPVC double glazed French patio doors to rear. Two uPVC double glazed windows to side. Spotlights

Cloakroom

Fitted with a two piece suite comprising of low level WC and Wash hand basin. Window to side

Landing

uPVC double glazed windows side. Doors to all bedrooms and large airing cupboard. Access to loft

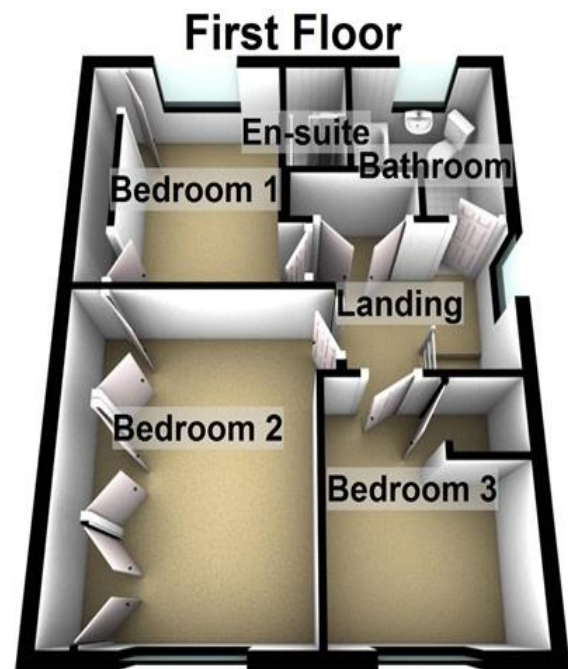
Bedroom 1

10' 5" x 9' 1" (3.18m x 2.77m)

uPVC double glazed window to rear. Space for wardrobes. Opening to Ensuite shower

Ensuite

Fitted with a two piece suite comprising of Enclosed shower cubicle and wash hand basin. Tiled surround



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.