

herbert r thomas

Ashgrove Bungalow

Markham

Blackwood

Gwent

NP12 0QA

hrt.uk.com

Bungalow

By Private Treaty

Guide Price:
As a whole £850,000
Farmhouse - £550,000
Bungalow - £300,000



- Modern three bedroom detached bungalow.
- Rural Location
- Unique opportunity
- For Sale by Private Treaty





Situation
The property is situated in the village of Markham, Blackwood. The area offers a blend of rural charm and modern convenience, with scenic countryside views, excellent road links, and easy access to local amenities, schools, and leisure facilities. Its proximity to the A467 and A4048 makes commuting to Newport, Cardiff, and the wider region straightforward, while nearby Blackwood provides a vibrant high street, supermarkets, and community services. Markham is ideal for those seeking a peaceful setting without sacrificing connectivity.

Please see the attached location plan.

Description
A rare opportunity to purchase a bungalow situated on the periphery of Markham village.

The property also benefits from a detached three-bedroom bungalow with independent access, large detached garage/workshop, ample parking and garden to rear. This is an ideal property for an extended family, or to rent out for additional income.

This three-bedroom, three reception room, detached bungalow offers flexible living and bedroom accommodation.

The property is in need of some decorative updating but benefits from UPVC double glazing throughout and a modern gas fire central heating boiler.

Briefly, the accommodation comprises of an entrance hall with part ceramic tile flooring which continues into a cloakroom housing a white two-piece suite. Built-in storage cupboard.

The lounge is dual aspect with picture window to front and feature window to side. It has laminate wood flooring which continues throughout the living accommodation. The dining room has glazed French doors leading into the rear garden. Off the dining room, the study also with window to rear.

The kitchen with windows to side and rear offers a shaker style range of base and wall mounted units. There is space and plumbing for a gas cooking range with hood over. Wall mounted Ideal gas fired boiler.

Off the kitchen is a side hallway/utility room with glazed door and window to side. It has space and plumbing, rolltop work surface for white goods and laminate tile effect flooring which continues into a shower room/WC housing a white two-piece suite and full ceramic tiling to walls.

Bedroom one is situated at the rear of the property with views over the garden and has a loft inspection point. Bedroom two and three are located at the front of the property enjoying far reaching Views, Bedroom two benefits from a built-in wardrobe cupboard. The family bathroom has a white three-piece suite which includes a bath with mains powered shower over and full splashback tiling above. Low-level WC and pedestal wash hand basin.

Outside
The property has private access leading to a drive/parking area with large detached garage/workshop building. Steps lead onto brick paviour pathways and patio which extends along the front and rear of the house. Beyond the patio in the rear, garden steps lead up to a lawned garden boarded by stock proof fencing with mature conifer trees.

Access
Access to the land is from Evans Road, a public adopted highway.

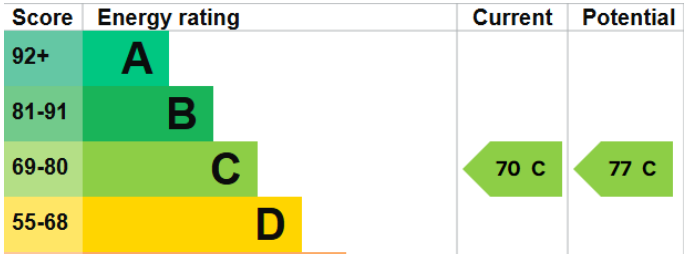
Plan
The plans attached to these particulars are shown for identification purposes only and, whilst every care has been taken, its contents cannot be guaranteed.

Wayleave/Easements/Rights of Way
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants

Development Overage
The land is sold with a development overage of 20% for 30 years of any uplift in value arising from residential (5 units or more) or commercial planning consent.

Services
Mains Electric, water and foul drainage is connected to the mains sewage.

EPC
EPC Rating - C



Boundaries
The purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the vendor nor the vendors agents will be responsible for defining the boundaries of the ownership thereof.

Tenure and Possession
Freehold with Vacant Possession upon completion.

Guide Price
Guide Price –
As a whole £900,000
Farmhouse - £550,000
Bungalow - £300,000

Health and Safety
Given the potential hazards of agricultural land we ask you to be as vigilant as possible when making your inspection for your own personal safety. Nb: There are currently mares with foals at foot on the land.

Method of Sale
The property is offered for sale by Private Treaty.
Please contact Robert David
01446 776397/ Robertdavid@hrt.uk.com

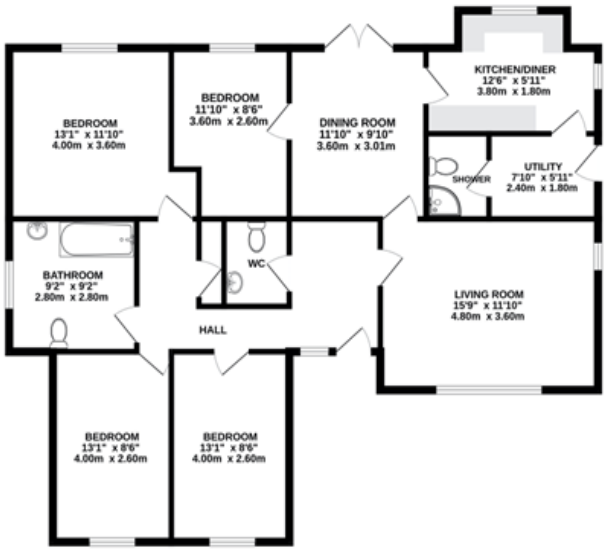
Directions
From Markham Primary School, head along Pantycefn Road (B4511). Continue for approximately 318 feet, then turn left onto Bryn Road and follow for about 0.3 miles. At the junction, turn left onto Evans Road and proceed west towards Pen-Y-Werlod, where you will enter a short section of private access.

Postcode - NP12 0QA
What3Words: ///gloves.tiny.blitz





GROUND FLOOR
1178 sq.ft. (109.4 sq.m.) approx.



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

hrt incorporating rawlins & madley
herbert r thomas









Viewing Arrangements

Viewing strictly by appointment only.
Interested parties must contact the Seller's Agents to arrange an inspection of the land.

For further information please contact:

Contact: Robert David
Tel: 01446 776397
E-mail: robertdavid@hrt.uk.com

hrt.uk.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 RICS