



37 Pwllglas Road | Cefn Fforest | Blackwood | NP12 3NE

NO ONWARD CHAIN * WELL MODERNISED HOME * THREE DOUBLE BEDROOMS * OPEN PLAN LOUNGE/DINING ROOM * STYLISH KITCHEN * UTILITY ROOM * FAMILY BATHROOM * NEWLY CARPETED * HARDSTAND TO REAR. Turn key home, perfect for first time buying and spacious throughout.

Offers In Excess Of £140,000

- No chain
- Open plan
- Recently updated
- Hardstand to rear
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Property Description

HALL

13' 5" x 3' 1" (4.10m x 0.94m) Stairs to first floor. Door to lounge/diner.

LOUNGE/DINER

20' 10" x 12' 11" (6.36m x 3.95m) Generously sized, open plan lounge/diner. Newly carpeted floor. Windows to front & rear. Two radiators. Doors to kitchens and under stairs.

KITCHEN

9' 1" x 7' 9" (2.78 m x 2.38 m) Nicely modernised kitchen. Fitted with white wall & base units. Work surfaces with inset sink & drainer. Integrated oven, hob & extractor. Tiled splash backs. Radiator. Door to side and utility room. Window to side.

UTILITY ROOM

7' 0" x 2' 8" (2.15m x 0.82m) Fitted with plumbing for washing

machine. Work surface. Window to rear. Door to bathroom

BATHROOM

7' 0" x 6' 8" (2.15m x 2.04m) Fitted with bathtub and shower over, WC and wash basin. Tiled splashback. Window to rear. Radiator.

TO THE FIRST FLOOR

BEDROOM ONE

16' 5" x 10' 5" (5.01m x 3.20m) Exceptionally spacious master bedroom. Nobody carpeted floor. Original feature fireplace. Two windows the front. Radiator.

BEDROOM TWO

9' 11" x 9' 5" (3.04m x 2.88m) Double bedroom. Newly carpeted floor. Window to rear. Large cupboard house in Combi, boiler and wardrobe space. Radiator.

BEDROOM THREE

9' 3" x 8' 3" (2.82m x 2.52m) Double bedroom. Newly carpeted floor. Window to rear. Radiator.

TO THE OUTSIDE

TO THE FRONT

Communal land situated over the other side of the road is used by residents of the street for parking. This is not allocated or attached to the property legally

TO THE REAR

Courtyard area with steps up to two artificial lawn areas. Steps up to Rear Lane and Hardstand parking for one vehicle.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal

documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

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