



Offers In Region Of £180,000

EPC Rating 'TBC'

21 Orchard Lane  
Pengam  
Blackwood  
NP12 3TJ

BEAUTIFUL OPEN PLAN FAMILY HOME \* STYLISH KITCHEN WITH ISLAND \* UTILITY ROOM \* MULTI-FUEL BURNER \* GENEROUSLY SIZED BEDROOMS \* DRIVEWAY PARKING \* WELL LANDSCAPED REAR GARDEN. A simply must-see property, extensively improved around 2017, move-in ready and perfectly designed.





#### HALL

9' 4" x 5' 7" (2.85m x 1.72m)

Stylish composite door. Generous entrance hall with stairs to first floor. Door to kitchen.

#### LOUNGE/KITCHEN/DINER

23' 0" x 18' 11" (7.02m x 5.78m)

Beautifully designed, open concept living/kitchen and dining room. Fitted with shaker style wall & base units and work surfaces over with inset sink & drainer. Central island with space for 3-4 stools! Integrated oven, hob & extractor and dishwasher. Feature multi fuel burner. French doors to rear garden. Two radiators. Door to utility room.



#### UTILITY ROOM

9' 6" x 9' 6" (2.91m x 2.91m)

Great addition to the home with extra wall units and work surfaces. Space for washing machine and dryer. Door to rear garden.

#### WC

Fitted with WC & wash basin.

#### BEDROOM ONE

12' 11" x 9' 11" (3.94m x 3.04m)

Double bedroom. Carpeted floor. Alcove space for upto 3 large double wardrobes. Window to front. Radiator.

#### BEDROOM TWO

10' 9" x 9' 1" (3.30m x 2.78m)

Generous second double bedroom. Carpeted floor. Window to rear. Radiator.



#### BEDROOM THREE

8' 9" x 8' 3" (2.68m x 2.52m)

Comfortable single bedroom. Carpeted floor. Fitted wardrobe space. Window to front. Radiator

#### BATHROOM

7' 10" x 5' 4" (2.40m x 1.65m)

Modern suite comprising; bath tub with shower over, WC & wash basin. Tiled splash backs. Window to rear. Radiator.

#### TO THE OUTSIDE

#### TO THE REAR

Ground level wrap around Indian sandstone patio. Steps upto artificially turfed area. Very private and enclosed.



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.

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