

Oaklands, St Davids Avenue, Woodfieldside, Blackwood, Caerphilly. NP12 0PG

£385,000



**FOR SALE**



## PROPERTY DESCRIPTION

AN EXECUTIVE DETACHED PROPERTY WITH FOUR BEDROOMS AND ATTIC ROOM, IDEALLY SITUATED IN THE SEMI RURAL LOCATION OF WOODFIELD SIDE, WITHIN CLOSE PROXIMITY TO BLACKWOOD GARDEN CENTRE, AND TOWN WITH NUMEROUS RESTAURANTS, CAFES, BARS AND CINEMA...

The property offers generous family accommodation which briefly comprises to the ground floor, entrance hallway, lounge, open plan family room/kitchen and utility room.

Whilst to the first floor are four bedrooms, study, family bathroom, shower room and attic bedroom.

Other features include gas central heating, double glazing, private lane leading to block paved driveway offering ample off road parking and car port, generous plot size include gazebo, paved patio area, dry stone walling to tiered rear garden with an abundance of mature shrubbery and open aspect of the surrounding countryside to the front of the property.

Viewing highly recommended!!

## FEATURES

- EXECUTIVE DETACHED FAMILY HOME
- FOUR BEDROOMS & ATTIC BEDROOM
- GENEROUS SIZE LOUNGE
- OPEN PLAN FAMILY ROOM/KITCHEN
- UTILITY ROOM
- FAMILY BATHROOM & SHOWER ROOM
- STUDY AREA
- GENEROUS PLOT SIZE
- AMPLE OFF ROAD PARKING & CAR PORT
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a composite front door.

#### ENTRANCE HALLWAY

Central heating radiator, oak flooring, stairs to the first floor.

#### LOUNGE

11' 0" x 18' 7" (3.35m x 5.66m)

Plain coved finish to the ceiling, double glazed sliding patio doors to the front aspect, double glazed window to the side aspect, two wall lights, two central heating radiators.

#### OPEN PLAN FAMILY ROOM/ KITCHEN

14' 9" x 23' 2" (4.50m x 7.06m)

Bow shape double glazed window to the front aspect, double glazed sliding doors and window to the rear aspect, coved finish to the ceiling, range of wall and base units with rolled edge work surfaces and central island, stainless steel bowl with mixer tap over, tiled splash back areas, Integrated appliances include: five burner gas hob with chrome extractor over, double electric oven, fridge/freezer and dish washer, central heating radiator, two modern wall mounted radiators, door to under stairs storage cupboard, part tiled flooring. Door through to:

#### UTILITY ROOM

11' 0" x 4' 3" (3.35m x 1.30m)

Double glazed window and door to the rear aspect, range of wall and base units, inset stainless steel sink unit with drainer and mixer tap over, tiled splash back areas, access to loft space, plumbing for automatic washing machine, wall mounted combination boiler serving domestic hot water and central heating system, central heating radiator, tiled flooring.

#### STAIRS TO THE FIRST FLOOR

#### LANDING

Double doors to storage cupboard. Doors through to:

#### BEDROOM 1

9' 10" x 11' 9" (3.00m x 3.58m)

Double glazed window to the front aspect, textured finish to the ceiling, central heating radiator.

#### BATHROOM

9' 7" x 8' 0" (2.92m x 2.44m)

Double glazed window to the front aspect, four piece suite comprising, step in shower enclosure with shower over, "Free" standing oval bath with mixer tap, wall mounted wash hand basin with mixer tap, low level wc, tiled splash back areas, tiled flooring.

#### BEDROOM 2

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator.

#### SHOWER ROOM

3' 8" x 8' 9" (1.12m x 2.67m)

Obscure double glazed window to the rear aspect, three piece suite comprising: step in shower enclosure with electric shower over, close coupled wc, vanity wash hand basin with mixer tap over, wall mounted chrome heated towel rail, tiled flooring.

#### STUDY AREA

4' 9" x 3' 8" (1.45m x 1.12m)

Double glazed window to the rear aspect.

#### BEDROOM 3

11' 0" x 11' 8" (3.35m x 3.56m)

Double glazed window to the front aspect, textured finish to the ceiling, central heating radiator.

#### BEDROOM 4

5' 11" x 13' 6" (1.80m x 4.11m)

Double glazed window to the rear aspect, textured finish to the rear aspect, central heating radiator.

## ROOM DESCRIPTIONS

### STAIRS TO ATTIC BEDROOM

#### ATTIC BEDROOM

11' 1" x 12' 7" (3.38m x 3.84m)

Double glazed window to the side aspect, textured finish to the ceiling, central heating radiator.

### OUTSIDE

#### FRONT

Shared driveway leading to a large paved area, driveway and car port providing ample off road parking, lawn with gazebo.

#### SIDE

Pathway and gravelled area with wooden storage shed.

#### REAR

Paved patio area leading to tiered garden with dry stone walling, mature shrubbery and trees.

#### N.B.

J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

#### VIEWING

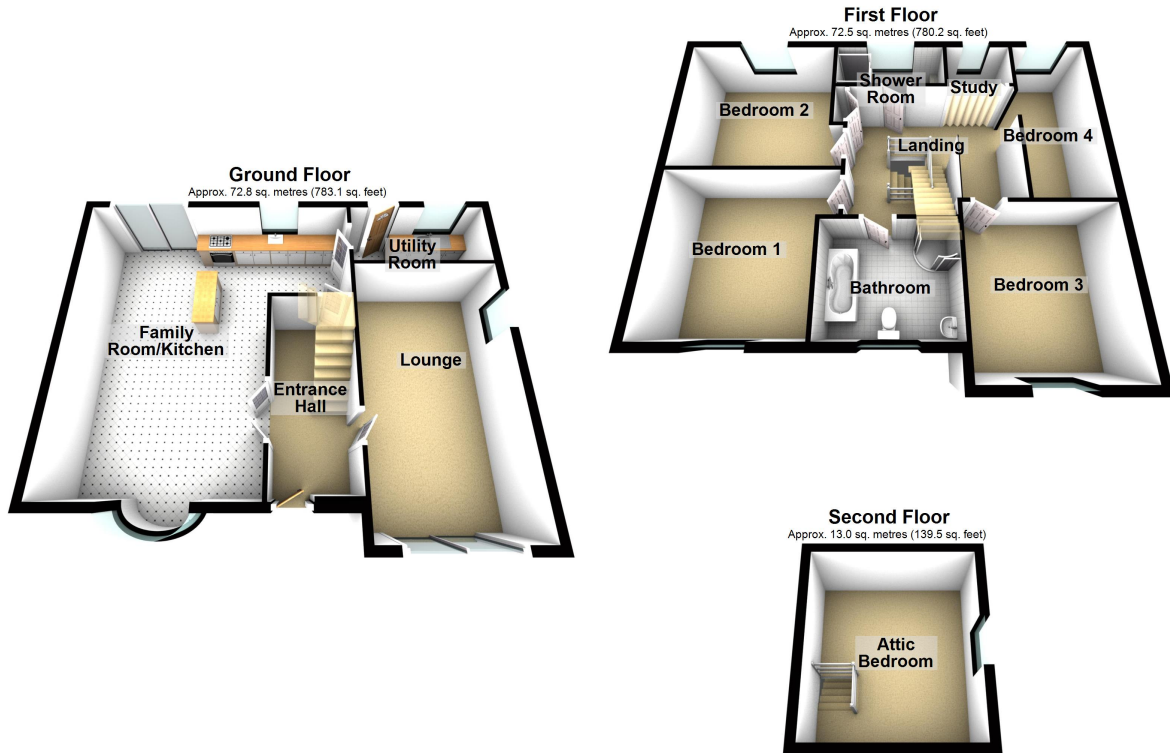
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







# FLOORPLAN & EPC



Total area: approx. 158.2 sq. metres (1702.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	