

45 Sunnybank Road, Blackwood, Caerphilly. NP12 1HZ

£219,950



FOR SALE

PROPERTY DESCRIPTION

IMMACULATELY PRESENTED... 3 BEDROOM SEMI DETACHED PROPERTY... CONSERVATORY... IDEALY LOCATED...

An Immaculately presented three bedroom semi detached property conveniently located to the Cefn Fforest Recreation Showfield, ideal for dog walking and park, situated nearby to Blackwood Comprehensive School, Blackwood Golf Club and within easy access to Blackwood Town Centre with its Bars Restaurants and Cinema.

The accommodation briefly comprises to the ground floor, entrance hallway, open plan lounge/dining room, conservatory and fitted kitchen.

Whilst to the first floor are three bedrooms and family bathroom.

Other features include gas central heating, double glazing, enclosed rear garden and ample off road parking to the front of the property.

Viewing of this property is essential in order to appreciate the standard of accommodation offered For Sale!!

FEATURES

- IMMACULATELY PRESENTED
- 3 BEDROOM EXTENDED SEMI DETACHED PROPERTY
- 2 RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN
- 1ST FLOOR BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- VIEWING A MUST TO FULLY APPRECIATE !!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an double glazed front door.

ENTRANCE HALLWAY

Two double glazed windows to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, under stairs storage cupboard, central heating radiator, stairs to the first floor. Doors though to:

DINING ROOM

12' 8" Max into recess x 9' 3" (3.86m x 2.82m)

Double glazed window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, coved finish to the ceiling, central heating radiator, laminate flooring. Open plan into:

LOUNGE

12' 2" Max into recess x 12' 8" (3.71m x 3.86m)

Double glazed doors to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, coved finish to the ceiling, feature surround with inset coal effect fire (Untested) central heating radiator, laminate flooring. Open plan into the kitchen.

CONSERVATORY

8' 1" x 8' 6" (2.46m x 2.59m)

Double glazed windows to sides and rear aspects, double glazed double doors to the side aspect, central heating radiator, laminate flooring.

KITCHEN

5' 6" x 12' 8" (1.68m x 3.86m)

Double glazed window to the rear aspect, double glazed door to the side aspect, coved finish to the ceiling, range of wall and base units with complimentary work surfaces over, ceramic single sink unit with drainer and mixer tap over, tiled splash back areas, plumbing for automatic washing machine, space for fridge/freezer, slot in gas cooker with chrome and glass extractor over, extractor fan, central heating radiator, double doors to storage cupboard, laminate flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Double glazed window to the side aspect, smooth plastered and emulsioned finish to the walls and ceiling, access to loft space, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system. Doors through to:

BEDROOM 1

9' 5" Max x 12' 10" (2.87m x 3.91m)

Double glazed window window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

BEDROOM 2

12' 9" Max Into door recess x 9' 0" (3.89m x 2.74m)

Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

BEDROOM 3

9' 4" x 7' 4" (2.84m x 2.24m)

Double glazed window to front, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator.

BATHROOM

8' 0" x 5' 6" (2.44m x 1.68m)

Two obscure double glazed windows to the rear aspect, three piece suite comprising: panelled bath with mixer tap with shower attachment over and glass shower screen, pedestal wash hand basin, low level wc, extractor fan, tiled surround, central heating radiator.

OUTSIDE

FRONT

Stamped concert driveway providing ample off road parking for two family vehicles, gravelled borders and shrubbery.

ROOM DESCRIPTIONS

REAR

Enclosed rear garden with paved patio area leading to lawn, stamped concrete leading to wooden gate giving access to the front.

N.B.

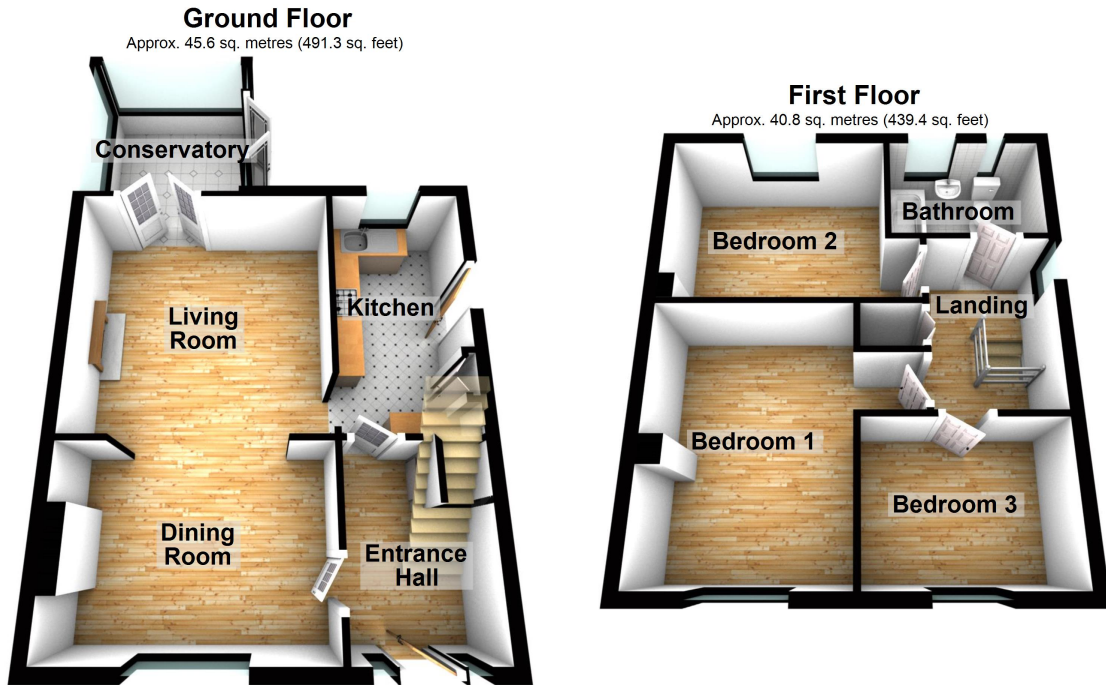
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 86.5 sq. metres (930.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	