

2 William Street, Blackwood, Caerphilly. NP12 1NX

£139,950



**REDUCED**

## PROPERTY DESCRIPTION

3 BEDROOM END TERRACE..... TOWN CENTRE LOCATION... NO CHAIN .....

A three bedroom end terrace property situated within a short distance to Blackwood Town Centre with the Maxine Cinema, local bars, cafes and restaurants within easy reach.

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

Whilst to the first floor there are three bedrooms.

Other feature include gas central heating, double glazing, front and rear garden.

Viewing recommended!!!

No Chain!!

Resident Parking Permit available from Caerphilly County Council at a set fee.

## FEATURES

- 3 BEDROOM END TERRACE
- OPEN PLAN LOUNGE/DINING ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- FORECOURTED FRONT & REAR GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING (COMBI)
- VIEWING RECOMMENDED !!!
- NO CHAIN !!!
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a part glazed double glazed front door.

#### ENTRANCE HALLWAY

Double glazed window to the front aspect, papered finish to the ceiling, stairs to the first floor, central heating radiator. Door through to:

#### DINING ROOM

15' 9" Max into alcove x 12' 3" Max into alcove (4.80m x 3.73m)

Textured and coved finish to the ceiling, two obscure double glazed windows to the side aspect, central heating radiator, storage cupboard, central heating radiator. Open plan to:

#### LOUNGE

9' 6" Max Into recess x 10' 0" Min Excluding the bay (2.90m x 3.05m)

Double glazed bay window to the front aspect, papered and coved finish to the ceiling, two central heating radiators.

#### BATHROOM

5' 5" x 8' 7" (1.65m x 2.62m)

Obscure double glazed window to the rear aspect, textured finish to the ceiling, three piece suite comprising, deep panel bath with twin hand grips, mixer tap and power shower over, vanity unit housing wash hand basin, low level wc, tiled surround, central heating radiator.

#### KITCHEN

13' 8" x 8' 9" (4.17m x 2.67m)

Double glazed window and door to the rear aspect, textured finish to the ceiling, range of wall and base units with rolled edge work surfaces over, single composite sink unit with drainer and mixer tap over, tiled splash back areas, plumbing for automatic washing machine, space for under counter fridge and freezer, space for electric cooker, central heating radiator.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Textured finish to the ceiling, access to loft space. Doors through to:

#### BEDROOM 1

15' 3" Max into wardrobes and alcove x 11' 0" (4.65m x 3.35m)

Two double glazed windows to the front aspect, textured finish to the ceiling, fitted mirror wardrobes central heating radiator.

#### BEDROOM 2

9' 4" Max into recess x 10' 8" (2.84m x 3.25m)

Double glazed window to the rear aspect, textured finish to the ceiling, storage cupboard housing wall mounted combination boiler serving domestic hot water and central heating system, central heating radiator.

#### BEDROOM 3

6' 4" x 7' 4" (1.93m x 2.24m)

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

### OUTSIDE

#### FRONT

Forecourted front with access to the rear garden.

#### REAR

Paved patio area with steps leading up to garden in need of cultivation..

#### 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.

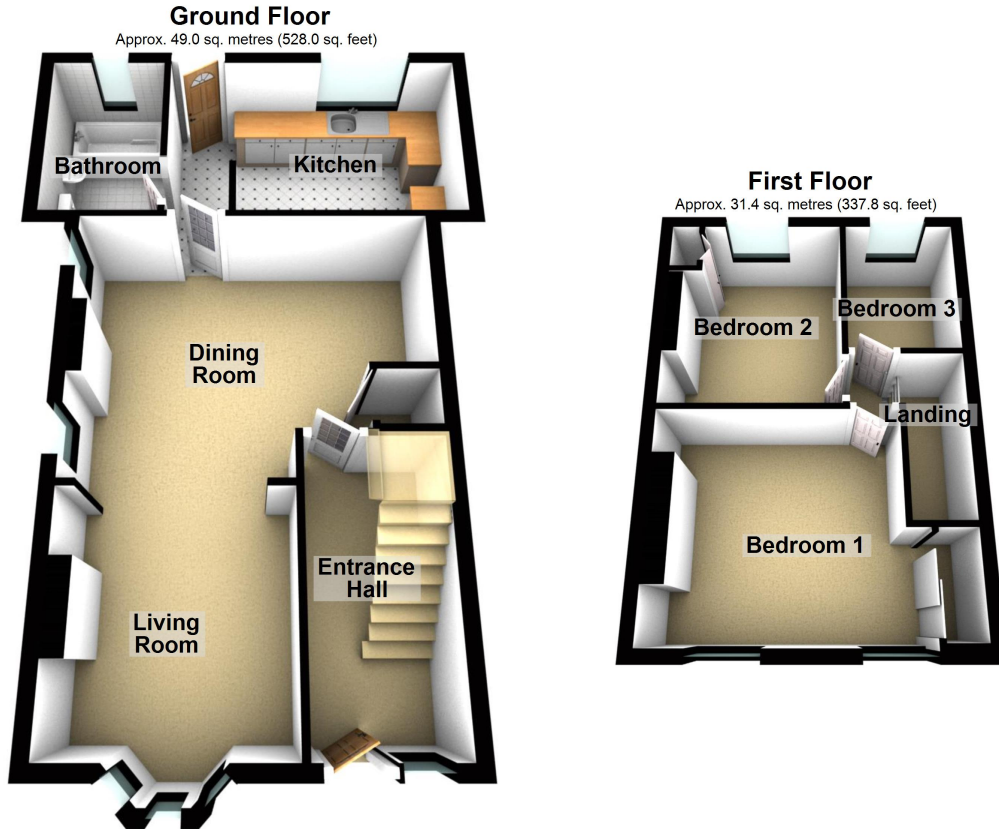
## ROOM DESCRIPTIONS

### 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. 80.4 sq. metres (865.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	