

12 Birchwood Close, Blackwood, Caerphilly. NP12 1WX

£399,999



**REDUCED**



## PROPERTY DESCRIPTION

**SUPERB LOCATION!!!!** Spacious detached family home with four double bedrooms, situated in a cul de sac location within close proximity to schools and local amenities and within easy access to Blackwood Town Centre and major road networks.

Accommodation briefly comprising to the ground floor, entrance hallway, ground floor wc, dining room, an extended living room, kitchen/breakfast room, utility room and access to the garage.

To the first floor are four double bedrooms (En suite to Master) and family bathroom.

Further benefits include double glazing, gas central heating, rear garden and ample parking for up to four family vehicles.

A viewing of this property is strongly advised !!!

## FEATURES

- DETACHED PROPERTY
- 4 DOUBLE BEDROOMS
- EXTENDED LIVING ROOM
- DINING ROOM
- FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- EN SUITE SHOWER ROOM
- GROUND FLOOR WC
- REAR GARDEN



## ROOM DESCRIPTIONS

### ENTRANCE

Enter via an obscure double glazed front door.

### ENTRANCE HALLWAY

Coved and textured finish to the ceiling, inset spotlighting, smooth plastered and emulsioned finish to the walls, dado rail, central heating radiator, oak flooring, stairs to the first floor. Doors through to:

### DINING ROOM

9' 2" x 15' 0" Max (2.79m x 4.57m)

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

### KITCHEN/BREAKFAST ROOM

9' 2" x 11' 2" (2.79m x 3.40m)

Fitted kitchen comprising a range of wall and base units with rolled edge work surfaces, and complimentary breakfast bar, inset stainless steel sink unit with mixer tap over, integrated dish washer, integrated oven and gas hob with extractor hood over, coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, central heating radiator, floor tiled in ceramics.

### UTILITY ROOM

Fitted with matching wall and base units with rolled edge work surfaces over, plumbing for automatic washing machine, space for tumble dryer and fridge/freezer, coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, central heating radiator, double glazed window and door to the side aspect, floor tiled in ceramics.

### EXTENDED LIVING ROOM

13' 4" x 22' 7" (4.06m x 6.88m)

Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, two central heating radiators, double glazed patio doors to the side and rear aspects, modern gas fire, oak flooring.

### GROUND FLOOR WC

Low level wc, vanity unit housing wash hand basin with mixer tap over, coved plastered and emulsioned finish to the walls, tiled splash back areas, obscure double glazed window to the side aspect, central heating radiator, floor tiled in ceramics, under stairs storage cupboard.

### INTERNAL DOOR THROUGH TO GARAGE

Single garage with up and over garage door, double glazed window to the side aspect, wall mounted gas fired combination boiler, (We have been informed by our vendor that this was newly installed last year) smooth plastered and emulsioned finish to the walls and ceiling.

### STAIRS TO FIRST FLOOR

### LANDING

Coved plastered and emulsioned finish to the ceiling, inset spotlighting, access to loft space, obscure double glazed window to the side aspect, central heating radiator. Doors through to:

### BEDROOM 1

13' 0" x 14' 0" (3.96m x 4.27m)

Coved plastered and emulsioned finish to the ceiling, smooth plastered and emulsioned finish to the walls, two double glazed windows to the front aspect, central heating radiator.

### EN SUITE SHOWER ROOM

Archway through to en suite shower room:

Step in shower enclosure, pedestal wash hand basin with mixer tap over, central heating radiator.

### BEDROOM 2

9' 2" x 13' 3" (2.79m x 4.04m)

Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed window to the rear aspect, central heating radiator, wood laminate flooring.

## ROOM DESCRIPTIONS

### BEDROOM 3

8' 8" x 12' 2" (2.64m x 3.71m)

Coved plastered and emulsioned finish to the ceiling, inset spotlighting, smooth plastered and emulsioned finish to the walls, double glazed window to the front aspect, central heating radiator.

### BEDROOM 4

9' 5" x 12' 0" (2.87m x 3.66m)

Coved and textured finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed window to the rear aspect, central heating radiator, wood laminate flooring.

### FAMILY BATHROOM

9' 1" x 9' 9" (2.77m x 2.97m)

Coloured bathroom suite comprising corner "Jacuzzi" bath with mixer tap over, step in shower enclosure, low level wc, vanity unit housing twin wash hand basins with mixer tap over, textured finish to the ceiling, walls partly tiled in ceramics, obscure double glazed window to the side aspect, central heating radiator, airing cupboard housing hot water cylinder, floor tiled in ceramics.

### OUTSIDE

#### FRONT

Block paved driveway providing ample off road parking for up to six family vehicles.

#### SIDE

Pedestrian access to both sides and driveway to the one side with raised flower beds.

#### REAR

Good Size block paved patio area with steps up to a lawned garden.





FLOORPLAN & EPC

