



**3 St Andrews Drive, Pontllanfraith,
Blackwood. NP12 2ET
£335,000
Tenure Freehold**

- NO CHAIN
- WELL PRESENTED DETACHED FAMILY HOME
- 4 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LOUNGE OPENING TO REAR GARDEN
- SITTING / DINING ROOM
- REFITTED BATHROOM & EN-SUITE
- LARGER THAN AVERAGE PLOT
- INTEGRAL GARAGE & DRIVEWAY

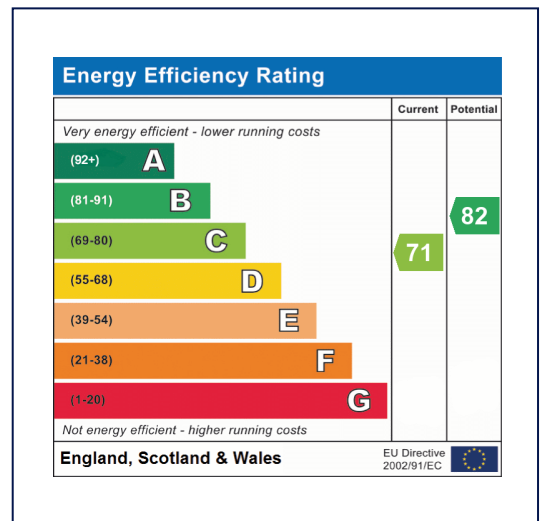
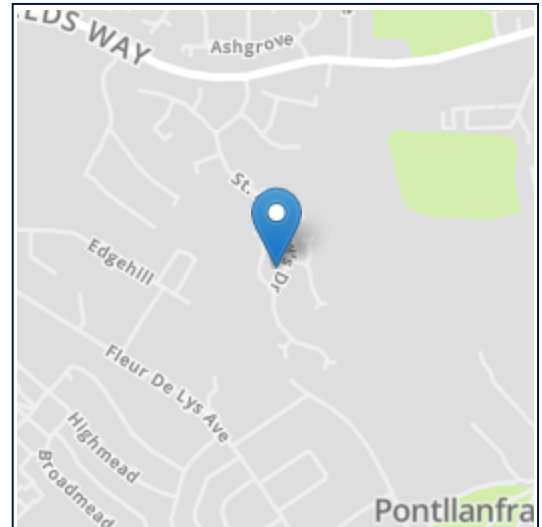
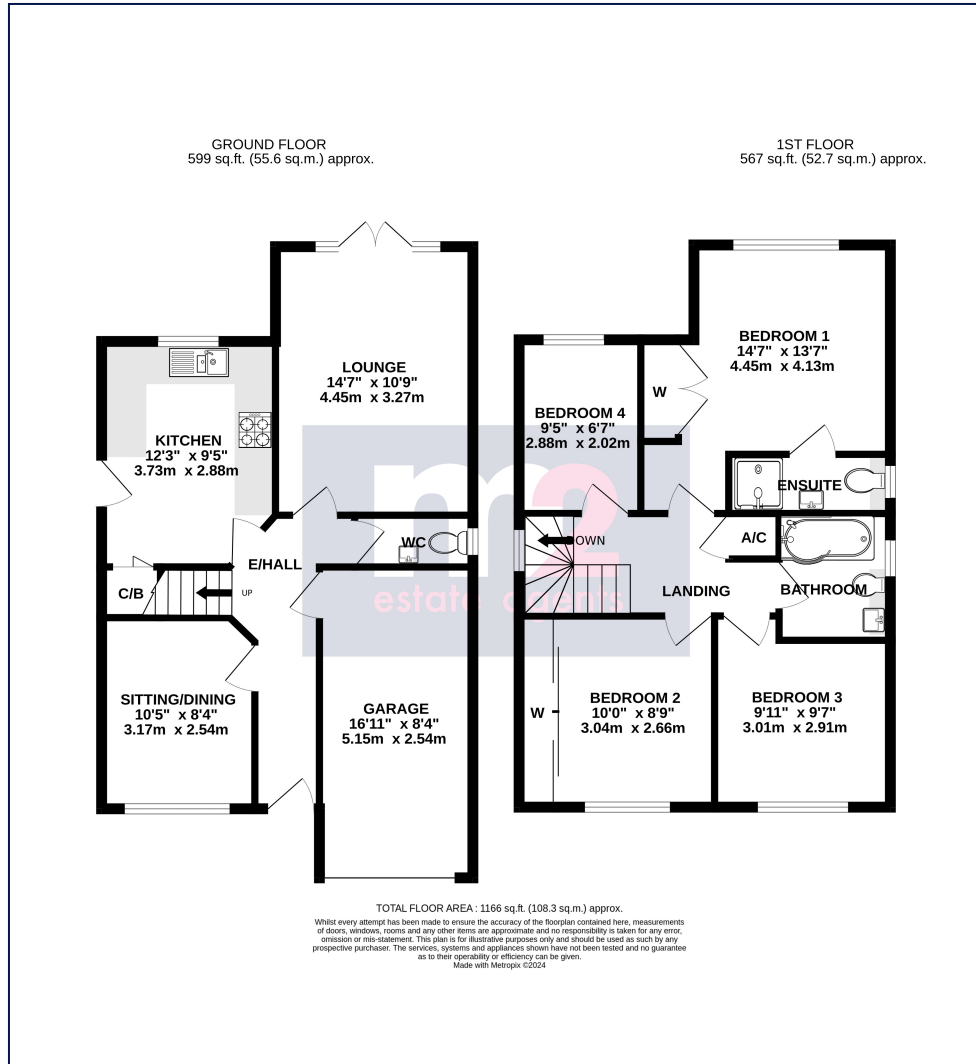
NO CHAIN!! MODERN, 4 BEDROOM, DETACHED HOUSE WITH KITCHEN/BREAKFAST ROOM, LOUNGE, SITTING/DINING ROOM, REFITTED BATHROOM, EN-SUITE, GARAGE & DRIVEWAY

A spacious detached family home situated within easy access of Blackwood town and an excellent range of amenities. The property occupies a larger than average plot with driveway to the front and a pleasant enclosed garden to the rear.

In brief the accommodation comprises: To the ground floor: An entrance hall with turned stairs to the first floor, modern cloakroom/wc. A good size lounge benefits from French doors to rear garden, with separate sitting/dining room enjoying an outlook to the front. The kitchen/breakfast room is fitted with a range of wall & base units having built in oven & hob. To the first floor: A gallery landing opens to four bedrooms. Bedroom 1 & 2 having built in wardrobes the master having a modern en-suite. A refitted family bathroom with shower over bath serves the remaining bedrooms. Outside: To the front: A driveway leads to an integral garage, lawned garden partially enclosed by walling, pathways to canopy porch and side access. To the rear: A patio leads up to a pleasant garden laid to lawn, bordering beds enclosed by fencing. A timber decked seating extends to the side with Astro turf play area.

Services:

Council Tax Band:



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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