

69 William Street, Blackwood, Caerphilly. NP12 1NU

£195,000



**FOR SALE**

## PROPERTY DESCRIPTION

JUST PERFECT....VIEWING A MUST IN ORDER TO FULLY APPRECIATE... IMMACULATLY PRESENTED....3 BEDROOM  
MID TERRACE PROPERTY...

A three bedroom stone build mid terraced property within close proximity to Blackwood Town Centre with various entertainment venues and local amenities.

The property has been internally renovated throughout to a high standard accommodation briefly comprises to the ground floor: entrance hallway, two reception rooms, fitted kitchen and wc.

Whilst to the first floor there are three bedrooms and family bathroom with a four piece suite.

Other features include gas central heating, double glazing, forecourted front garden and enclosed rear garden.

Viewing highly recommended in order to fully appreciate.

N.B. Residents and visitors parking available from C.C.B.C. at a charge of £15.00 each per year.

## FEATURES

- 3 BEDROOM STONE BUILD MID TERRACE PROPERTY
- 2 RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR WC
- 1st FLOOR BATHROOM WITH 4 PIECE SUITE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FORECOURTED FRONT & ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED IN ORDER TO FULLY APPRECIATE
- EPC: C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a double glazed front door.

#### ENTRANCE HALLWAY

Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, stairs to the first floor, central heating radiator, laminate flooring. Doors through to:

#### LIVING ROOM

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed bay window to the front aspect, smooth plastered and emulsioned finish to the walls and ceiling. inset spot lighting in the alcoves, central heating radiator.

#### DINING ROOM

13' 5" Max into alcove x 12' 5" (4.09m x 3.78m)

Double glazed window to the rear aspect, smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling and in the alcoves, door to under stairs storage cupboard, central heating radiator, laminate flooring.

#### KITCHEN

16' 0" Max x 8' 3" Max (4.88m x 2.51m)

Double glazed window and door to the side aspect, double glazed window to the rear aspect, inset spot lighting to the ceiling, smooth plastered and emulsioned finish to the walls and ceiling, range of wall and base units with complimentary square edge work surfaces over, inset lighting positioned in the kick boards, one and half bowl sink with drainer and mixer tap over, integrated appliances include fridge/freezer, electric four ring hob with black extractor over, single fan assisted oven and duel oven/grill, microwave, plumbing for automatic washing machine, tiled splash back areas, central heating radiator, laminate flooring. Door to:

#### WC

2' 5" x 4' 9" (0.74m x 1.45m)

Obscure double glazed window to the side aspect, inset spot lighting to the ceiling, two piece suite comprising: low level wc, vanity unit housing wash hand basin with mixer tap over, tiled splash back areas, central heating radiator, laminate flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Inset spot lighting to the ceiling, access to loft space. Doors through to:

#### BATHROOM

8' 7" x 8' 3" (2.62m x 2.51m)

Obscure double glazed window to the rear aspect, Smooth plastered and emulsioned finish to the walls and ceiling, inset spot lighting to the ceiling, four piece suite comprising: panel bath with mixer tap over and hand shower attachment off. vanity unit housing wash hand basin with mixer tap over, close coupled wc, step in shower enclosure with rain drop twin shower heads, tiled splash back areas, range of complimentary storage units with storage cupboard housing wall mounted boiler serving domestic hot water and central heating system, central heating radiator.

#### BEDROOM 1

8' 8" Max into alcove x 12' 8" (2.64m x 3.86m)

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

#### BEDROOM 2

10' 2" Max into alcove x 9' 6" (3.10m x 2.90m)

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

#### BEDROOM 3

7' 5" x 9' 8" (2.26m x 2.95m)

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

## ROOM DESCRIPTIONS

### OUTSIDE

#### FRONT

Forecourted.

#### REAR

Enclosed garden with paved patio area steps down to decked patio area leading to artificial turf.

#### N.B.

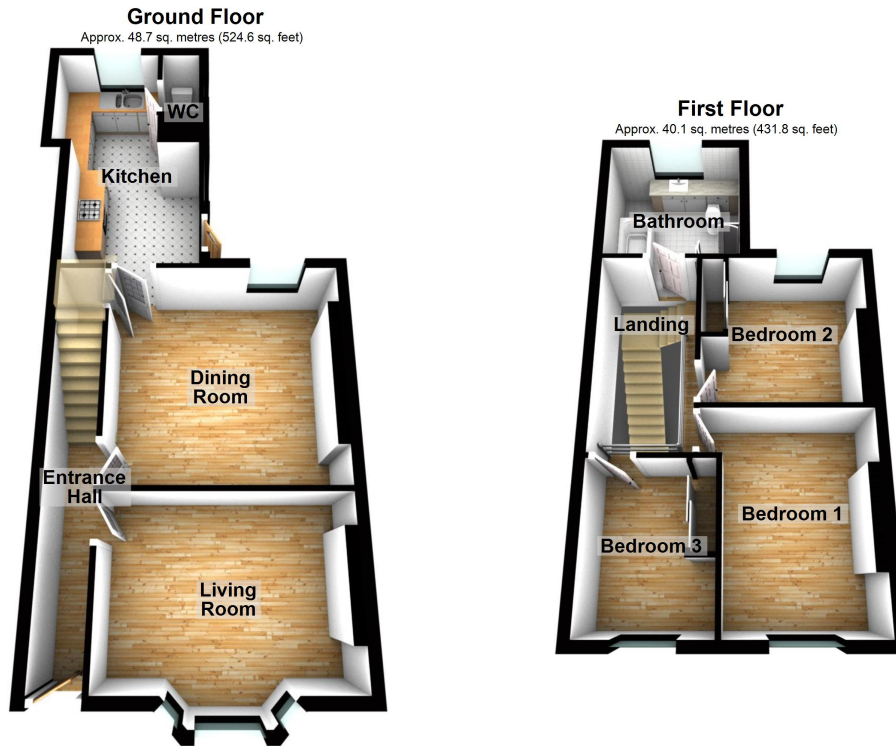
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

#### 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. 88.9 sq. metres (956.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>88</b>
(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	