

100 Cefn Road, Blackwood, Caerphilly. NP12 1JA

£169,995



**REDUCED**



## PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY WITH AMPLE OFF ROAD PARKING AND NO CHAIN....

A three bedroom semi detached property situated on Cefn Road Blackwood, the property is conveniently located within close proximity to Cefn Fforest Showfield, and with easy access into Blackwood Town Centre and Golf Club.

The accommodation briefly comprises to the ground floor, entrance porch, hallway, open plan living through to dining room and kitchen.

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

Other features include gas central heating, double glazing, front and rear gardens with driveway offering ample off road parking.

Viewing recommended.

No Chain !!!

## FEATURES

- 3 BEDROOM SEMI DETACHED PROPERTY
- 2 RECEPTION ROOMS
- KITCHEN
- FAMILY BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- FRONT & REAR GARDENS
- DRIVEWAY OFFERING AMPLE OFF ROAD PARKING
- VIEWING RECOMMENDED
- NO CHAIN !!!
- EPC:D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via a obscure double glazed front door.

#### ENTRANCE PORCH

Double glazed window to the front aspect, obscure single glazed window to the side aspect, quarry style flooring.  
Door through to:

#### HALLWAY

Textured finish to the ceiling, dado rail and partial wood panelling, central heating radiator. stairs to the first floor.  
Door through to:

#### KITCHEN

6' 7" x 12' 5" (2.01m x 3.78m)  
Double glazed door to the side aspect, double glazed window to the rear aspect, textured finish to the ceiling with inset spotlighting, range of wall and base units with rolled edge work surfaces over, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, electric induction hob with extractor over and complimentary splash back, single electric oven, plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, tiled flooring.

#### DINING ROOM

12' 2" x 12' 9" (3.71m x 3.89m)  
Double glazed sliding doors to the rear aspect, texture finish to the ceiling, "Feature" wood panelled wall, central heating radiator.

#### LIVING ROOM

12' 9" x 9' 3" (3.89m x 2.82m)  
Double glazed window to the front aspect, textured finish to the ceiling, "Feature" wood panelled wall, wall mounted electric fire, central heating radiator.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Double glazed window to the side aspect, textured finish to the ceiling, access to loft space, dado rail and partial wood panelling.

#### BEDROOM 1

12' 9" Max into door recess x 12' 9" (3.89m x 3.89m)  
Double glazed window to the front aspect, textured finish to the ceiling with inset spotlighting, storage cupboard housing wall mounted boiler serving domestic hot water and central heating system, central heating radiator.

#### BEDROOM 2

12' 6" Max into door recess x 9' 3" (3.81m x 2.82m)  
Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator.

#### BEDROOM 3

9' 3" x 7' 4" (2.82m x 2.24m)  
Double glazed window to the front aspect, textured finish to the ceiling, central heating radiator.

#### BATHROOM

8' 2" x 5' 7" (2.49m x 1.70m)  
Two obscure double glazed windows to the rear aspect, textured finish to the ceiling with inset spotlighting, three piece suite comprising: "P" shape bath with mixer tap and duel head "Rain Water" shower over, vanity unit with inset wash hand basin and mixer tap over, low level wc, tiling to walls and floor, wall mounted chrome heated towel rail.

### OUTSIDE

#### FRONT

Partially laid to lawn, large driveway offering ample off road parking for numerous vehicles, gate access to the rear.

## ROOM DESCRIPTIONS

### **REAR**

Enclosed rear garden with paved patio area leading to lawn.

### **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**

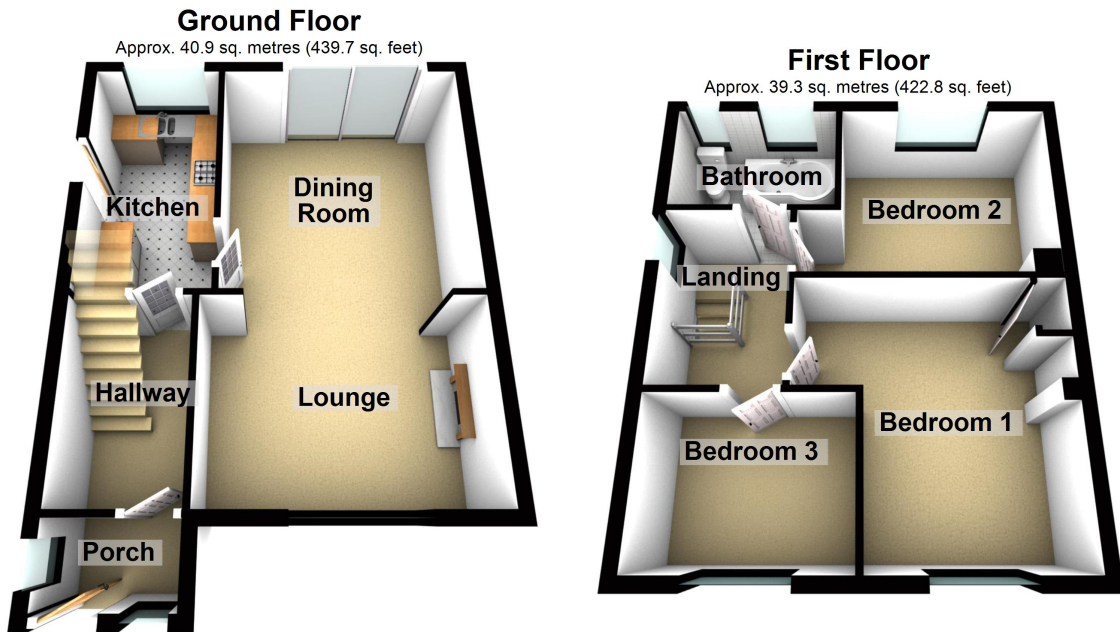
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







# FLOORPLAN & EPC



Total area: approx. 80.1 sq. metres (862.5 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(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	