

2 Willow Cottage, Manmoel, Blackwood, Caerphilly. NP12 0RW

£240,000



**FOR SALE**



## PROPERTY DESCRIPTION

An absolutely beautiful semi detached cottage located in the idyllic countryside village of Manmoel which is accessed via a quiet county road and surrounded by rolling fields and farmland.

The towns of Blackwood and Newbridge are a short drive away and offer many amenities including schools, shops, supermarkets and leisure facilities, many rural walks and bike rides area straight from your doorstep.

The local equestrian centre and "Pen y Fan" Pond Country Park are just down the road.

The cottage although blends beautifully with the surrounding properties is less than ten years old and offers a modern light airy feel internally.

Accommodation briefly comprises to the ground floor, entrance porch, open plan fitted kitchen, dining and living room with ground floor wc.

To the first floor are two bedrooms, en suite to master and family bathroom.

This cottage is being offered FOR SALE with No Onward Chain and a viewing is strongly advised as properties of this nature seldom become available !!!

## FEATURES

- BEAUTIFUL SEMI DETACHED COTTAGE
- VILLAGE LOCATION
- 2 BEDROOMS
- OPEN PLAN KITCHEN/DINING AREA
- LIVING ROOM
- EN SUITE SHOWER ROOM
- BATHROOM & GROUND FLOOR WC
- DOUBLE GLAZING
- NO ONWARD CHAIN !!
- EPC:D



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an obscure double glazed front door.

#### ENTRANCE PORCH

Smooth plastered and emulsioned finish to the walls and ceiling. Door through to:

#### KITCHEN/DINING ROOM

22' 4" x 10' 7" (6.81m x 3.23m)

##### Kitchen Area

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset stainless steel sink unit with mixer tap over, integrated appliances include electric oven and hob with chrome extractor over, washer/dryer and fridge/freezer. Smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas, double glazed window to the front aspect, stairs to the first floor, under stairs storage cupboard, laminate flooring.

##### Dining Area

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the side aspect, laminate flooring.

#### GROUND FLOOR WC

Pedestal wash hand basin with mixer tap over, low level wc, smooth plastered and emulsioned finish to the walls and ceiling, tiled splash back areas.

#### LIVING ROOM

13' 5" x 14' 0" (4.09m x 4.27m)

Smooth plastered and emulsioned finish to the walls and ceiling, double glazed window to the side aspect, double glazed double doors to the rear aspect, laminate flooring.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Beamed and vaulted finish to the ceiling, velux window, smooth plastered and emulsioned finish to the walls, airing cupboard housing hot water cylinder, Doors through to:

#### BEDROOM 1

13' 5" Max x 9' 4" (4.09m x 2.84m)

Vaulted and beamed finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed windows to the front aspect.

#### EN SUITE SHOWER ROOM

Pedestal wash hand basin with mixer tap over, low level wc, step in shower enclosure with electric shower over, vaulted beamed finish to the ceiling, smooth plaster and emulsioned finish to the walls, tiled splash back areas, obscure double glazed window to the side aspect, laminate flooring.

#### BEDROOM 2

9' 1" x 12' 1" (2.77m x 3.66m)

Vaulted finish to the ceiling, smooth plastered and emulsioned finish to the walls, double glazed window to the rear aspect, walk in wardrobe.

#### BATHROOM

White bathroom suite comprising rolled top bath and central mixer tap and shower over, pedestal wash hand basin with mixer tap over, low level wc, vaulted and beamed finish to the ceiling, smooth plastered and emulsioned finish to the walls, tiled splash back areas, obscure double glazed window to the side aspect, electric chrome heated towel rail, laminate flooring.

### OUTSIDE

#### FRONT

Pretty paved front forecourt, enjoying views of the surrounding countryside.

## ROOM DESCRIPTIONS

### **SIDE**

Pedestrian access to the rear.

### **REAR**

Low maintenance rear garden laid mainly with chippings ,  
"Indian Sandstone" patio and planted area, single parking  
space.

### **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.

### **VIEWINGS**

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

