

29 Clos Coed Duon, Blackwood, Caerphilly. NP12 1FP

£199,950



REDUCED

PROPERTY DESCRIPTION

Three bedroom semi detached property situated on the Highfields development in Blackwood which is within close proximity to local amenities and major road networks.

The accommodation briefly comprises to the ground floor, entrance hallway, wc/cloakroom, living room and kitchen/breakfast room.

Whilst to the first floor are three bedrooms and bathroom.

Other features include front and rear gardens, driveway leading to garage.

Viewing advised !!!

No Chain !!!

FEATURES

- 3 BEDROOM SEMI DETACHED PROPERTY
- LIVING ROOM
- WC/CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY LEADING TO GARAGE
- VIEWING ADVISED !!!
- NO CHAIN !!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via a obscure double glazed front door.

ENTRANCE HALLWAY

Textured finish to the ceiling, central heating radiator, laminate flooring, stairs to the first floor. Door though to:

WC/CLOAKROOM

Double glazed window to the front aspect, textured finish to the ceiling, two piece suite comprising, low level wc, wall mounted wash hand basin, tiled splash back areas, laminate flooring.

LIVING ROOM

14' 7" x 15' 6" (4.45m x 4.72m)

Double glazed window to the front aspect, coved and textured finish to the ceiling, central heating radiator, laminate flooring.

KITCHEN/BREAKFAST ROOM

14' 7" x 10' 5" (4.45m x 3.17m)

Double glazed window and sliding patio doors to the rear aspect, textured finish to the ceiling, range of wall and base units with rolled edge work surfaces over, polycarbonate single sink with drainer and mixer tap over, dado rail, dish washer, plumbing for automatic washing machine, four ring electric hob with extractor over, electric oven. space for fridge/freezer, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Double glazed window to the side aspect, textured finish to the ceiling access to loft space, two storage cupboards. Doors through to:

BEDROOM 1

7' 10" x 12' 3" (2.39m x 3.73m)

Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator, laminate flooring, build in double wardrobe.

BEDROOM 2

7' 10" x 11' 7" (2.39m x 3.53m)

Double glazed window to the front aspect, textured finish to the ceiling, central heating radiator.

BEDROOM 3

6' 3" x 9' 7" (1.91m x 2.92m)

Double glazed window to the rear aspect, textured finish to the ceiling, central heating radiator, laminate flooring.

BATHROOM

6' 0" x 5' 9" (1.83m x 1.75m)

Obscure double glazed window to the front aspect, textured finish to the ceiling, three piece suite comprising, paneled bath with shower over, pedestal wash hand basin, low level wc, tiled splash back areas, shaver point, central heating radiator, laminate flooring.

OUTSIDE

FRONT

Lawned area, driveway leading to garage.

REAR

Enclosed garden with paved patio area leading to lawn, door leading to garage, open aspect of the surrounding countryside.

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.

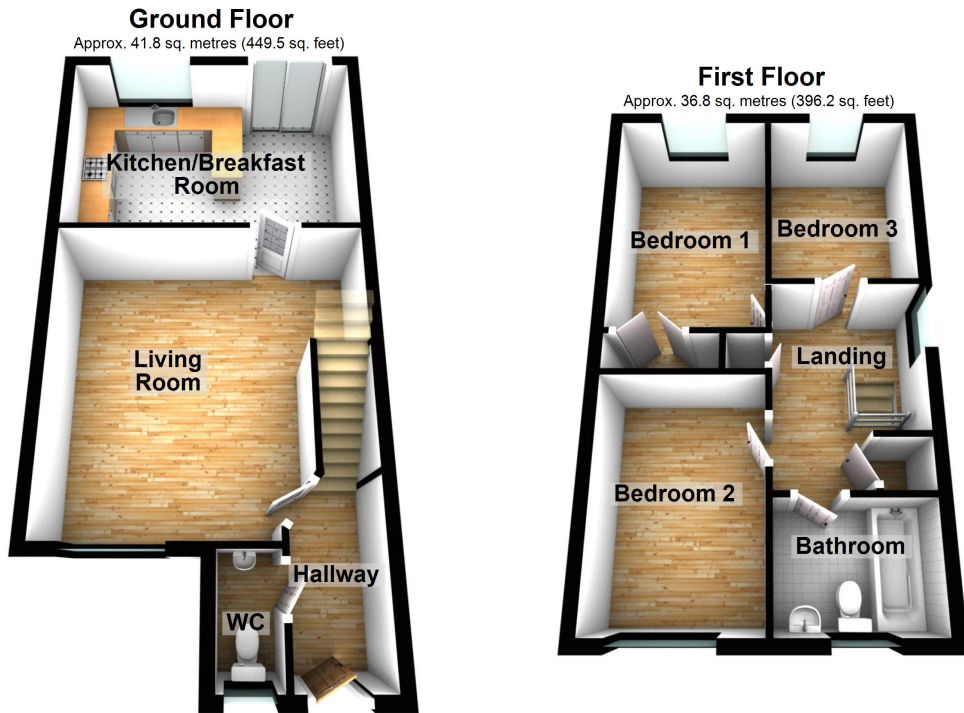
ROOM DESCRIPTIONS

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. 78.6 sq. metres (845.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		84
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	