

62 Morrison Street, Blackwood, Caerphilly. NP12 1QQ

£144,995



REDUCED

PROPERTY DESCRIPTION

TOWN CENTRE LOCATION... 3 BEDROOMS.... NO CHAIN !!!

Three bedroom semi detached property situated within close proximity to Blackwood Town Centre with its local bars, cinema and restaurants.

The accommodation briefly comprises to the ground floor, entrance hallway, lounge, dining room and kitchen.

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

Other features include gas central heating, double glazing, front and rear gardens.

Viewing recommended.

No Chain !!!

FEATURES

- 3 BEDROOM SEMI DETACHED PROPERTY
- 2 RECEPTION ROOMS
- KITCHEN
- 1st FLOOR BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- EPC : E
- NO CHAIN !!!



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via a double glazed front door.

ENTRANCE HALLWAY

Textured finish to the walls and ceiling, stairs to the first floor. Door through to:

LOUNGE

9' 8" Min x 11' 3" x 'Max 19' 5" (2.95m x 3.43m x 5.92m)
Textured finish to the ceiling, double glazed windows to the front and rear aspects, two central heating radiators, wall mounted gas fire with back boiler.

DINING ROOM

9' 1" Min x 10' 8" Max x 9' 6" (3.25m x 2.77m x 2.90m)
Textured finish to the ceiling, double glazed window to the rear aspect, central heating radiator, laminate flooring.

KITCHEN

6' 1" Max x 9' 7" (1.85m x 2.92m)
Coved finish to the ceiling, double glazed window and door to the side aspect, range of wall and base units with rolled edge work surfaces over, stainless steel single sink unit with mixer tap over, plumbing for automatic washing machine, space for gas cooker, tiled splash backs, door to under stairs storage cupboard.

STAIRS TO FIRST FLOOR

LANDING

Textured finish to the ceiling, access to loft space, storage cupboard housing hot water cylinder. Doors through to:

BEDROOM 1

11' 5" x 10' 6" (3.48m x 3.20m)
Textured finish to the ceiling, double glazed window to the front aspect, central heating radiator.

BEDROOM 2

13' 2" Max x 8' 5" (4.01m x 2.57m)
Textured finish to the ceiling, double glazed window to the rear aspect, double wardrobe, central heating radiator.

BEDROOM 3

6' 3" x 10' 7" (1.91m x 3.23m)
Textured finish to the ceiling, double glazed window to the front aspect, double wardrobe, central heating radiator.

BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)
Textured finish to the ceiling, obscure double glazed window to the rear aspect, three piece coloured suite comprising, deep panel bath with twin grips, low level wc, pedestal wash hand basin, tiled splash back areas, central heating radiator.

OUTSIDE

FRONT

Steps down to front door, lawned area to both sides, access to the rear garden.

REAR

Enclosed garden, patio area leading to lawn, storage shed.

N.B.

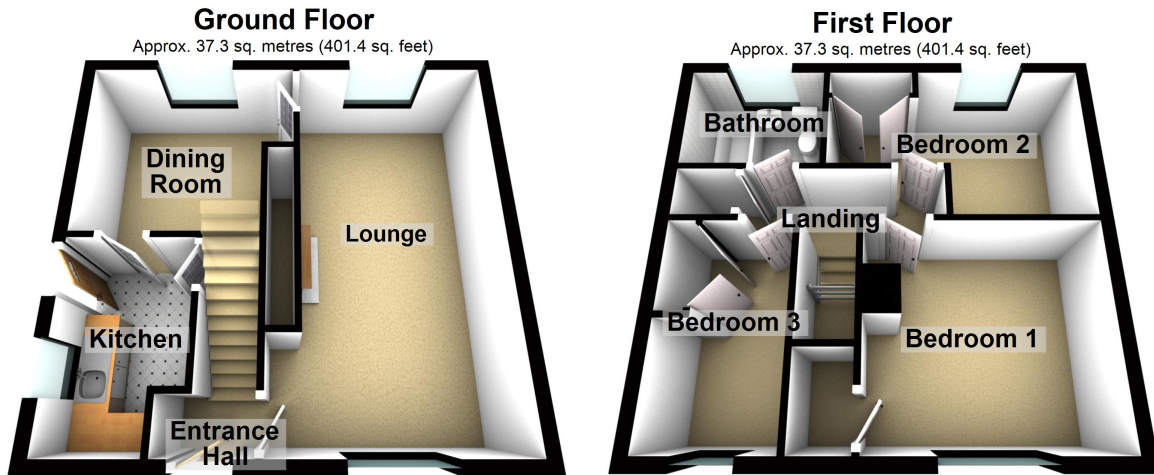
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 74.6 sq. metres (802.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 