

25 Rhys Road, Blackwood, Caerphilly. NP12 3QR

£175,000



REDUCED

PROPERTY DESCRIPTION

IDEAL FIRST TIME PURCHASE !!

Two bedroom semi detached property ideally located close to Blackwood Town Centre and is within easy access to major road and rail networks.

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

Whilst to the first floor are two bedrooms and bathroom.

Other features include gas central heating, (Combi) double glazing, front and rear gardens, driveway offering ample off road parking leading to single garage.

Viewing a Must !!!

No Chain !!!

FEATURES

- TWO BEDROOM SEMI DETACHED PROPERTY
- FITTED KITCHEN
- LOUNGE
- BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- VIEWING A MUST !!!!
- NO CHAIN !!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an double glazed front door.

ENTRANCE PORCH

Coved finish to the ceiling, central heating radiator, storage cupboard, laminate flooring. Archway to:

KITCHEN

7' 8" x 9' 8" (2.34m x 2.95m)

Double glazed window to the front aspect, coved finish to the ceiling with inset spotlighting, range of wall and base units with rolled edge work surfaces and breakfast bar, inset stainless steel sink unit with single drainer and mixer tap over, integrated four ring hob with extractor fan over and electric single oven. plumbing for automatic washing machine, space for fridge/freezer, central heating radiator, tiled flooring.

LOUNGE

15' 8" x 13' 3" (4.78m x 4.04m)

Double glazed window and door to the rear aspect, coved finish to the ceiling, central heating radiator, inset coal effect electric fire with marble surround, stairs to the first floor, laminate flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Coved finish to the ceiling, access to loft space, double glazed window to the side aspect. Doors through to:

BEDROOM 1

10' 2" x 11' 4" (3.10m x 3.45m)

Double glazed window to the rear aspect, coved finish to the ceiling, door to storage cupboard housing wall mounted combination boiler serving domestic hot water and central heating system.

BEDROOM 2

7' 5" x 11' 2" (2.26m x 3.40m)

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

BATHROOM

Obscure double glazed window to the front aspect, three piece suite comprising, deep panelled bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, low level wc, tiled splash back areas, laminate flooring.

OUTSIDE

FRONT

Lawn with driveway offering ample off road parking leading to single garage.

SINGLE GARAGE

Up and over garage door, power and lighting, door giving access to the rear garden.

REAR

Enclosed garden with paved patio leading to lawn and mature shrubbery.

N.B.

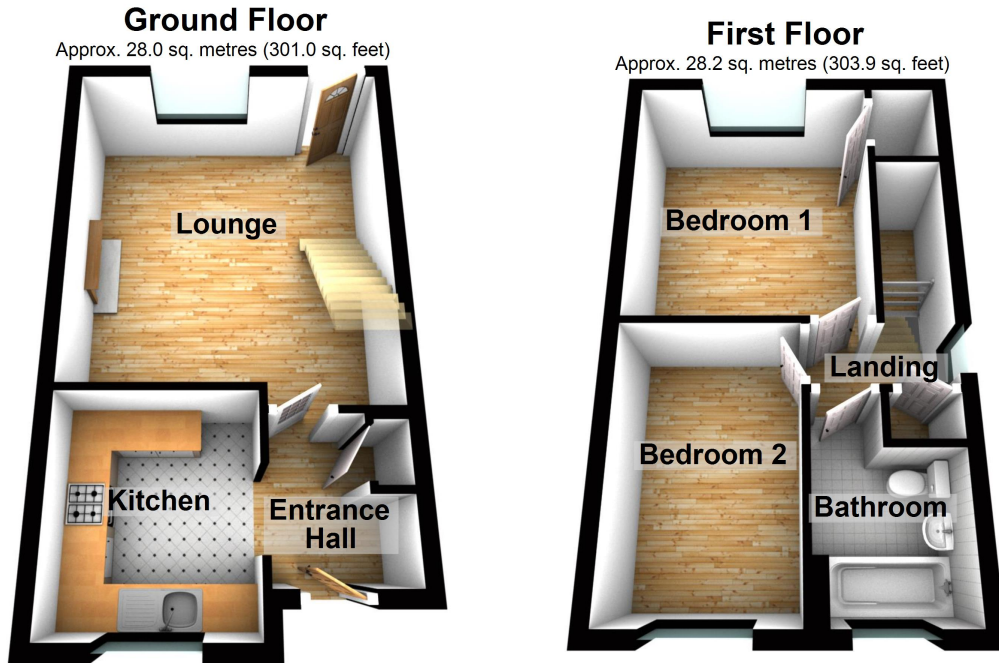
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

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. 56.2 sq. metres (604.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	70	
(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	