



23 Clos Coed Duon, Blackwood. NP12 1FP
£225,000
Tenure Freehold

- 3 BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- ENTRANCE HALL & CLOAKROOM W/C
- LOUNGE
- REFITTED KITCHEN/DINING/FAMILY ROOM
- DOUBLE WIDTH DRIVEWAY
- REAR GARDEN WITH OUTSIDE BAR
- NO CHAIN
- NEW BOILER & LOFT INSULATION 2024

Spacious semi detached family home on this popular development. Ideally situated just a short distance from Blackwood town centre and all its amenities as well as local schools and transport links.

Main entrance opens to a hall with w/c and stairs to the first floor. A door leads into the dual aspect lounge with sliding patio doors to the garden. The refitted kitchen/dining/family room features integrated appliances including fridge/freezer, dishwasher, washing machine, eye level oven, 4 ring gas hob with extractor over, wall unit housing the new boiler installed 2024. A tiled floor continues into the dining area and beyond to sofa seating area with window to front.

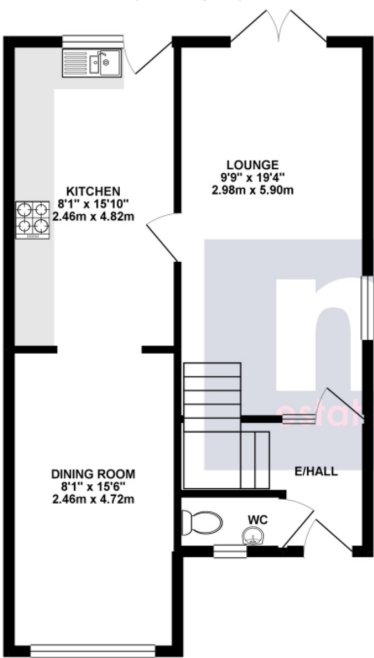
Upstairs the landing with airing cupboard leads to 3 double bedrooms and the family bathroom. The master bedroom features built in wardrobes and an ensuite shower room, bedroom 3 has a built in cupboard. The family bathroom has a window to front, bath, pedestal sink and low level w/c.

Outside a double width drive provides parking with a gated side access path leading to the rear garden. Fully enclosed by fencing the sunny rear garden has a full width patio with steps up to decked area with outside bar.

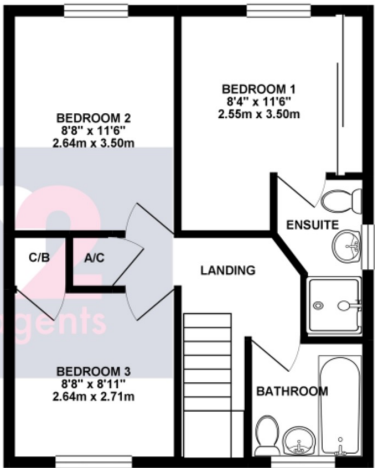
Services:
All mains services connected
Council Tax Band:
C



GROUND FLOOR 526.77 sq. ft.
(48.94 sq. m.)



1ST FLOOR 427.73 sq. ft.
(39.74 sq. m.)



TOTAL FLOOR AREA : 954.50 sq. ft. (88.68 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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