

16 Conway Court, Blackwood, Caerphilly. NP12 1DP

£265,000



**FOR SALE**



## PROPERTY DESCRIPTION

GENEROUS PLOT SIZE OFFERING SUBSTANTIAL POTENTIAL...SOUGHT AFTER LOCATION...3 BEDROOMS... 3 RECEPTION ROOMS... NO CHAIN...

A fantastic opportunity to purchase this three bedroom extended semi detached property situated on a generous plot size offering substantial potential situated on the popular Grove Park Development in Blackwood which is within close proximity to local transport links, the Showfield Recreation area and situated nearby to Blackwood Comprehensive School, Blackwood Golf Club and Miners Institute providing a wealth of family entertainment.

The accommodation briefly comprises to the ground floor, entrance hallway, wc/cloakroom, lounge, dining room, study, kitchen and utility room.

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

Other features include gas central heating, majority double glazing, front, side and rear garden, driveway leading garage offering ample off road parking for several family vehicles.

NO Chain !!

Viewing recommended !!

## FEATURES

- GENEROUS PLOT SIZE OFFERING SUBSTANTIAL POTENTIAL
- 3 BEDROOM EXTENDED SEMI DETACHED PROPERTY
- 3 RECEPTION ROOMS
- WC/CLOAKROOM
- KITCHEN & UTILITY ROOM
- FRONT, REAR AND SIDE GARDENS
- MAJORITY DOUBLE GLAZING & GAS CENTRAL HEATING
- NO CHAIN !!!
- VIEWING A MUST !!!!
- EPC : C



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE

Enter via an double glazed front door.

#### ENTRANCE HALLWAY

Coved and textured finish to the ceiling with inset spot lighting, storage cupboard, central heating radiator, stairs to the first floor, under stairs storage cupboard. Doors through to:

#### WC/CLOAKROOM

Coved and textured finish to the ceiling, two piece suite comprising, vanity unit housing wash hand basin, close coupled wc, extractor fan, tiled splash backs and tiled surfaces, central heating radiator.

#### LOUNGE

10' 4" x 13' 2" (3.15m x 4.01m)

Coved and textured finish to the ceiling, double glazed "Bow" window to the front aspect, central heating radiator. Open plan to:

#### DINING ROOM

8' 9" x 9' 3" (2.67m x 2.82m)

Single glazed double doors to the rear aspect with secondary glazing, coved and textured finish to the ceiling, serving hatch into the kitchen, central heating radiator.

#### KITCHEN

9' 1" x 9' 4" (2.77m x 2.84m)

Double glazed window to the rear aspect, coved and textured finish to the ceiling, range of wall and base units with complimentary work surfaces over and matching up stands, one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated dish washer, four ring gas hob with pull out extractor over, eye level double oven, under counter space for fridge, freezer, serving hatch into dining room, central heating radiator, laminate flooring. Open plan into utility room.

#### UTILITY ROOM

9' 7" x 7' 1" (2.92m x 2.16m)

Double glazed window and door to the rear aspect, coved and textured finish to the ceiling, range of wall and base units with complimentary work surfaces over and matching upstands, inset stainless steel sink with mixer tap over, plumbing for automatic washing machine, laminate flooring. Door into:

#### STUDY

9' 7" x 11' 4" (2.92m x 3.45m)

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

#### Garage

9' 7" x 19' 0" (2.92m x 5.79m)

Obscure double glazed window to the rear aspect, textured finish to the ceiling, up and over garage door, power and lighting.

### STAIRS TO THE FIRST FLOOR

#### LANDING

Coved and textured finish to the ceiling, access to loft space. Doors through to:

#### BEDROOM 1

10' 5" x 12' 0" (3.17m x 3.66m)

Double glazed window to the rear aspect, textured finish to the ceiling, fitted wardrobes, over head storage and dressing table unit, central heating radiator.

#### BEDROOM 2

13' 9" x 10' 1" (4.19m x 3.07m)

Double glazed window to the front aspect, textured finish to the ceiling, storage cupboard housing wall mounted boiler, central heating radiator.

#### BEDROOM 3

7' 5" x 9' 6" (2.26m x 2.90m)

Double glazed window to the rear aspect, textured finish to the ceiling, fitted wardrobes with over head storage, central heating radiator

## ROOM DESCRIPTIONS

### BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

Obscure double glazed window to the front and side aspects, textured finish to the ceiling, three piece coloured suite comprising: corner bath with twin hand grips and shower over, low level wc, pedestal wash hand basin, tiled surround, central heating radiator, laminate flooring.

### OUTSIDE

#### FRONT

Generous plot size with block paved driveway leading garage offered ample off road parking, lawn with mature shrubbery, gravelled area, further lawned area and vegetable patch with garden shed.

#### REAR

Enclosed garden with paved patio area, lawn, mature shrubbery and raised flower beds.

#### 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

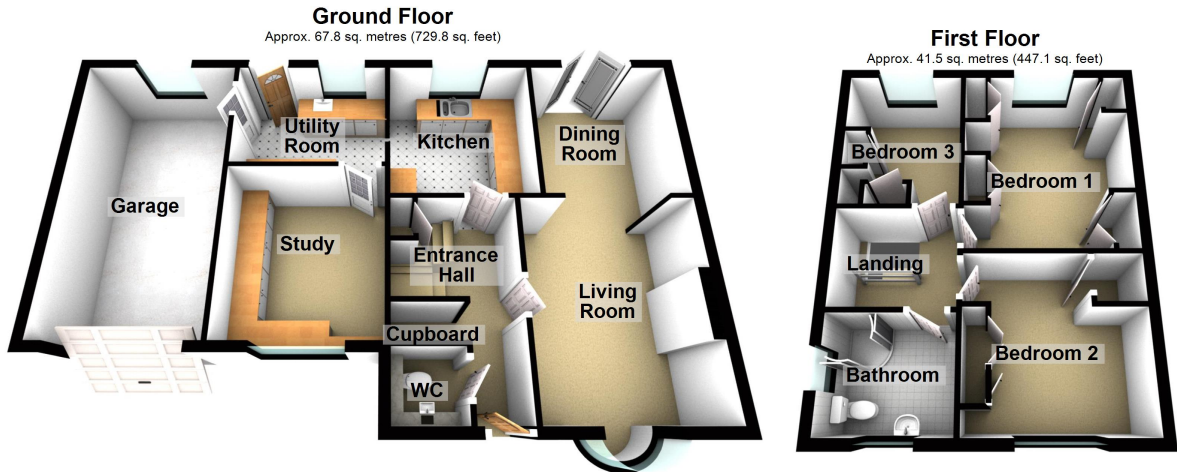
If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.







# FLOORPLAN & EPC



Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	