



## Bedwellty Road, Blackwood, NP12 3HB

Chain Free £240,000

- Substantial Semi Detached House | Chain Free
- 4 Bedrooms
- Dining Room and Large Kitchen/Breakfast Room
- Gardens Front, Side and Rear
- Off Road Parking
- Ideal Project for a Growing Family
- Large Lounge with Bay Window
- First Floor Bathroom + Ground Floor WC
- Utility Room with Potential to put back to Garage
- Close to Shops and Schools



# Bedwellty Road, Blackwood NP12 3HB

Located in the village of Cefn Fforest, Blackwood, this substantial semi-detached house on Bedwellty Road presents an excellent project opportunity for a growing family and would benefit from updating. With four spacious bedrooms and two inviting reception rooms, this property offers ample space for both relaxation and entertainment. The heart of the home is undoubtedly the large kitchen/Breakfast room, perfect for family meals and gatherings. The layout is designed to accommodate the needs of modern living, while still retaining a warm and welcoming atmosphere. Additionally, the convenience of a first-floor bathroom, complemented by a ground floor WC, ensures practicality for busy family life. Outside, the property has gardens to the front, side, and rear, providing a delightful outdoor space. The parking space for one vehicle adds to the convenience of this lovely home with the additional benefit of being able to convert the utility room back to a garage. This property is ideally situated in the heart of Cefn Fforest Village, offering a sense of community while being close to local amenities and schools. Whether you are looking to settle down or seeking a project to make your own, this home is a wonderful canvas for your family's future. Don't miss the chance to explore all that this delightful property has to offer. Offered for sale chain free.



Council Tax Band: C



### **Porch**

Double glazed sliding door, double glazed door leading to hallway.

### **Hallway**

Coved and painted finish to ceiling, papered finish to walls, stairs leading to first floor accommodation, radiator.

### **Lounge**

11'11" x 10'11" (3.65 x 3.35)

Double glazed square bay window to front aspect, cornice and painted finish to ceiling, papered finish to walls radiator.

### **Dining Room**

11'10" x 13'5" (3.62 x 4.09)

Double glazed window to rear aspect, coved and painted finish to ceiling, papered finish to walls, fireplace with electric fire, radiator.

### **Side Porch**

Double glazed window and door, painted finish to ceiling, papered finish to walls, wash hand basin, radiator.

### **WC**

Double glazed obscured window to rear aspect, painted finish to ceiling, tiled walls, low level WC.

### **Kitchen/Breakfast Room**

16'3" x 9'3" (4.97 x 2.84)

Two double glazed windows to rear aspect, double glazed window to side aspect, coved and painted finish to ceiling, papered finish to walls, base and wall units, bowl and a half stainless steel sink, plumbing for automatic washing machine, gas hob, electric oven, radiator, space for dining table, wall mounted gas central heating combination boiler.

### **Utility/Store. Originally Garage**

9'10" x 16'5" (3.00 x 5.02)

Original garage door in place externally (will require runners to be put back in place) painted finish to walls and ceiling, double glazed window and door, plumbing for automatic washing machine, power and light.

### **Landing**

Coved and painted finish to ceiling, papered finish to walls, access to loft.

### **Bedroom One**

10'5" x 10'11" (3.20 x 3.35)

Double glazed square bay window to front aspect, coved and painted finish to ceiling, papered finish to walls, radiator.

### **Bedroom Two**

9'10" x 9'8" (3.00 x 2.97)

Double glazed window to front aspect, coved and painted finish to ceiling, papered finish to walls, cupboard.

### **Bedroom Three**

9'8" x 13'7" (2.95 x 4.16)

Double glazed window to rear aspect, coved and painted finish to ceiling, papered finish to walls, radiator.

### **Bedroom Four**

6'11" x 8'3" (2.13 x 2.52)

Double glazed window to front aspect, coved and papered finish to ceiling, papered finish to walls, radiator.

### **Shower Room**

7'10" x 6'5" (2.39 x 1.96)

Double glazed window to rear aspect with obscured glass, coved and painted finish to ceiling, tiled finish to walls, shower enclosure with shower, low level WC wash hand basin set in vanity unit, radiator.

### **Outside**

#### **Front Garden**

A pebbled forecourted garden.

#### **Side Garden**

Occupying a corner plot the garden to the side is paved and pebbled with mature conifer trees, cold water tap.

#### **Rear Garden**

Enclosed with timber fencing, a paved garden narrowing to a point.

#### **Parking**

Driveway to front offering one parking space.

#### **Probate Applied for**

Probate applied for in September 2025



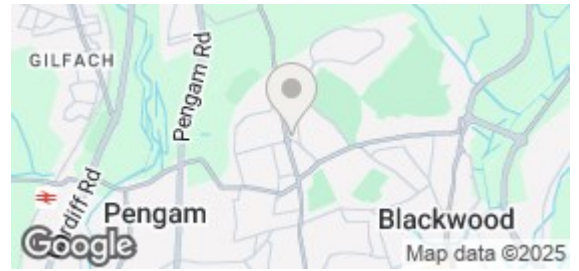








## Directions



## Viewings

Viewings by arrangement only. Call 01495 239686 to make an appointment.

## EPC Rating:

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



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