



Windy Ridge, Blackwood, NP12 2DR

Offers Over £420,000

- Fabulous Detached Bungalow Located in a Quiet Cul De Sac
- Modern Bright and Airy Kitchen/Family Room
- Family Bathroom with Separate Shower + En-Suite
- Surrounded By Gardens, Lawn and Decked Seating Area
- Double Garage
- Three Double Bedrooms
- Large Lounge with Log Burner
- Utility Room
- Off Road Parking
- Viewing by Appointment Only

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Located in Windy Ridge, a cul de sac in Pontllanfraith, Blackwood, this fabulous detached bungalow offers a perfect blend of modern living and serene outdoor space. As you step inside, you will be greeted by a spacious and inviting modern kitchen and dining room, characterised by its high ceiling that create an airy atmosphere, ideal for both family gatherings and entertaining guests. The property boasts three double bedrooms, including an en-suite shower room to the master bedroom, providing ample space for relaxation and privacy. Each room is designed to maximise comfort, making it a perfect retreat after a long day. The lounge is large, bright and airy with woodblock flooring. The bathroom offers a separate shower and bath tub. One of the standout features of this bungalow is its wonderful gardens, which are a true delight for nature lovers. The gardens are adorned with fruit trees, offering a touch of greenery and the potential for homegrown produce. Additionally, a large decked seating area invites you to enjoy al fresco dining or simply unwind while soaking up the sun. Completing this attractive property is a convenient driveway, offering parking for several cars together with an additional driveway and a garage, plus an additional parking space to the side ensuring that parking is never a concern. This bungalow is not just a home; it is a lifestyle choice, offering tranquillity and modern comforts in a desirable location. Burcombe lodge also offers great road links and is close to shops making it the perfect family home. Do not miss the opportunity to make this delightful bungalow your own.



Council Tax Band: E



Hallway

Double glazed composite door, painted finish to walls and ceiling, herringbone flooring, ceiling chimney light.

Bedroom One

13'9" x 10'11" (4.21 x 3.34)

Double glazed windows to both aspects, painted finish to walls, herringbone wood flooring, radiator

En-Suite Shower Room

Painted finish to walls and ceiling, natural ceiling light, low level WC, wash hand basin, shower enclosure, extractor fan, heated towel rail.

Bedroom Two

13'11" x 13'8" (4.26 x 4.17)

Double glazed windows to rear and side aspects, painted finish to walls and ceiling, wood block flooring, radiator.

Bedroom Three

15'0" max 11'2" min x 12'1" (4.58 max 3.41 min x 3.70)

Double glazed window, painted finish to walls and ceiling, radiator, laminated wood flooring.

Lounge/Dining Room

21'4" x 12'11" (6.52 x 3.94)

Double glazed window, painted finish to walls and ceiling, herringbone wood flooring, log burner, radiator, double glazed door leading to outside.

Family Bathroom with Separate Shower

12'2" x 6'7" (3.71 x 2.02)

Double glazed window with obscured glass, painted finish to walls and ceiling, spot lighting, low level WC, pedestal wash hand basin, double shower enclosure, free standing roll top bath, heated towel rail, tiled flooring.

Utility Room

Painted finish to walls and ceiling, wall units, cupboard housing wall mounted gas central heating combination boiler, wash hand basin.

Kitchen/Family Room

13'4" max 12'1" min x 24'8" max 10'9" min (4.07 max 3.69 min x 7.54 max 3.29 min)

A spacious, bright and airy room with painted finish to walls and ceiling, spot lighting, modern base and wall units with wooden work tops, bowl and a half ceramic sink with mixer tap, tiled splash backs, built

in dishwasher, range style oven, extractor fan, island with storage, wine fridge incorporating breakfast bar, double glazed windows to rear and side aspects, double glazed French doors to rear garden, double glazed door to side aspect, tiled flooring, two tall radiators.

Outside

Garden

The bungalow is set in large gardens with hedge and fence boundaries, flower, shrubs and fruit trees, lawns and large decked seating area, and an additional seating area above garage. Garden shed with power and light

Off Road Parking

Offering Parking for several cars, plus an additional parking space to the rear.

Garage

A double length garage approached via driveway.

Location

Windy Ridge is a small urban cul de sac located in Pontllanfraith in the Sirhowy Valley just a few miles drive from the busy town of Blackwood offering large supermarkets, a cinema and high street shops. Offering excellent travel links, the M4 junction 28 at Newport just 13 miles away, M4 Junction 32 at Cardiff is a distance of 22 miles, Newbridge Train station is just a few miles away and the bus station in Blackwood serves the local community.







Directions



Viewings

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

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

