

## Park Terrace, Blackwood, NP12 0PE

Offers In The Region Of £250,000

- Detached Bungalow
- Spacious Lounge
- Spacious Kitchen/Dining Room
- Mature Gardens
- Close to Blackwood Town
- Three Bedrooms (2 on the ground floor)
- Large Conservatory
- Ground Floor Bathroom & 1st Floor WC
- Off Road Parking
- Chain Free



## Park Terrace, Blackwood NP12 0PE

Located in Park Terrace, Woodfieldside, close to the vibrant Blackwood Town, residents will find an array of shops, restaurants, and a cinema just a stone's throw away, making it easy to enjoy local amenities. This detached bungalow offers a blend of comfort and convenience. With three well-proportioned bedrooms, two on the ground floor and one upstairs with a WC this property is ideal for families or those seeking a peaceful retreat. Upon entering, you are welcomed by an entrance hall leading to a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The kitchen is functional and well-equipped, making it a joy to prepare meals. Adjacent to the kitchen, the conservatory adds an extra touch of light and space, perfect for enjoying the garden views throughout the seasons. This bungalow has a bathroom and a convenient first-floor WC, ensuring ample facilities for family and guests alike. The good-sized gardens surrounding the property offer a wonderful outdoor space for gardening, play, or simply unwinding in the fresh air. Additionally there is a rear lane access leading to off-road parking for one vehicle adds to the practicality of this home. Offered for sale chain free.



3



1



2



E

Council Tax Band: D



### Entrance Hall

Timber entrance door, painted finish to walls and ceiling, radiator, stairs leading to first floor accommodation, understairs storage.

### Bedroom One

12'1" x 8'10" (3.70 x 2.71)

Double glazed square bay window to front aspect, painted finish to walls and ceiling, fitted wardrobes, wooden flooring, radiator.

### Bedroom Two

9'0" x 8'8" (2.76 x 2.65)

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

### Bathroom/WC with separate Shower

12'0" x 6'1" (3.67 x 1.87)

Double glazed window to side aspect with obscured glass, painted finish to ceiling, spot lighting, papered and tiled finish to walls, panel bath, low level WC, pedestal wash hand basin, shower enclosure with shower, radiator, shelved linen cupboard with radiator.

### Lounge

12'1" x 15'10" (3.70 x 4.85)

Double glazed windows to rear and side aspects, painted finish to walls and ceiling, wood flooring, brick built chimney breast, wooden flooring, double doors leading to conservatory.

### Kitchen/Dining Room

14'4" x 12'4" min x 10'6" (4.37max 3.76 min x 3.22)

Double glazed window to rear aspect, painted finish to walls and ceiling, spot lighting, base and wall cabinets, bowl and a half single drainer sink, plumbing for automatic washing machine, space for fridge/freezer and dining table, cupboard housing wall mounted gas central heating combination boiler, double doors leading to conservatory.

### Conservatory

14'4" x 12'11" (4.37 x 3.94)

A brick built and double glazed conservatory with windows to side and rear aspects, tiled flooring, ornamental log burner, double glazed door leading to outside.

### First Floor Landing

Double glazed sky light, painted finish to sloped ceiling and walls, under eaves storage.

### WC

Low level WC, wash hand basin.

### Bedroom Three

9'1" x 13'1" (2.78 x 3.99)

Double glazed sky light, painted finish to sloped ceiling and walls, fitted wardrobes, under eaves storage.

### Outside

#### Front Garden

Gated entrance with steps leading to patio area with shrub boundaries, gated pathway leading to rear garden.

#### Rear Garden

A mature garden with grass, mature shrubs, patio area, decked seating area and timber garden storage, steps and gate leading to parking and rear lane.

#### Off Road Parking

An off road parking space located to the rear with rear lane access.





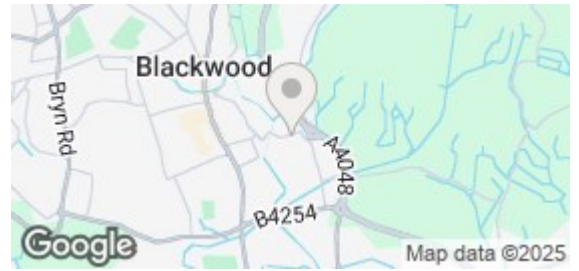








## Directions



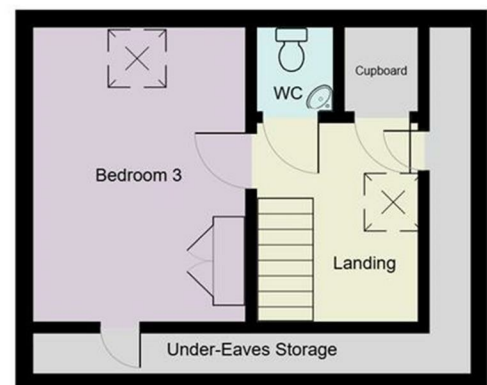
## Viewings

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(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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