

## Sirhowy Crescent, Blackwood, NP12 2RS

£372,500

- Modern Detached House
- Lounge with Bay Window
- Ground Floor WC Plus Utility Room
- Enclosed Garden with Patio and Lawn
- Beautifully Presented
- Four Bedrooms Plus En-Suite Shower Room
- Kitchen/Dining Room with French Doors and Appliances
- Family Bathroom/WC
- Driveway for three cars and Single Garage
- Viewing Essential

# Sirhowy Crescent, Blackwood NP12 2RS

Located on a modern development in Pontllanfraith, close to Blackwood with its busy High Street with shops, cinema and supermarkets, this modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, including a delightful en-suite shower room, this property is ideal for families seeking both space and convenience. Upon entering the hallway, you are greeted by a welcoming lounge featuring a bay window that fills the room with natural light, creating a warm and inviting atmosphere. The ground floor also boasts a well-appointed kitchen and dining room, complete with French doors that lead to the enclosed garden, perfect for entertaining or enjoying a quiet evening outdoors. Additionally, a practical utility room and a convenient ground floor WC enhance the functionality of this home. With parking available for up to four vehicles, including a driveway and a single garage, you will never have to worry about finding a space for your cars. The enclosed garden offers a private retreat, ideal for children to play or for hosting summer barbecues. There is underfloor heating to the ground floor and radiators to the first floor with an EPC rating of "B". This delightful home is not only well-designed but also situated in a friendly neighbourhood, making it a wonderful place to settle down.



Council Tax Band: E





### **Storm Porch**

Steps leading up to storm porch with feature brick archway, composite entrance door with side screen leading to hallway.

### **Entrance Hall**

Double glazed composite entrance door with side screen, painted finish to walls and ceiling, stairs leading to first floor accommodation, underfloor heating.

### **Utility Room**

Double glazed door leading to outside, painted finish to walls and ceiling, plumbing for automatic washing machine, underfloor heating.

### **Ground Floor WC**

Double glazed window with obscured glass to rear aspect, painted finish to walls and ceiling, low level WC, wash hand basin, underfloor heating.

### **Lounge**

10'9" x 19'7" (3.30 x 5.99)

Double glazed windows to front and side aspects, double glazed bay window, painted finish to walls and ceiling, underfloor heating.

### **Kitchen/Dining Room**

9'11" x 19'7" (3.03 x 5.99)

Double glazed windows to side and front aspects, painted finish to walls and ceiling, spot lighting, modern base and wall units, sink, gas hob, extractor hood, eye level electric oven, built in fridge/freezer and dishwasher, pull out larder cupboard, space for dining table, underfloor heating, double glazed French doors leading to garden.

### **Landing**

Double glazed window to rear aspect, painted finish to walls and ceiling, three store cupboards, one with radiator.

### **Bedroom One**

11'0" x 10'4" (3.37 x 3.16)

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

### **En-Suite**

Double glazed window to front aspect with obscured glass, painted finish to walls and ceiling, shower enclosure with shower, wash hand basin, low level WC, heated towel rail.

### **Bedroom Two**

9'4" x 10'4" (2.85 x 3.15)

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

### **Bedroom Three**

10'4" x 9'1" (3.15 x 2.77)

Double glazed window to side aspect, painted finish to walls and ceiling, radiator.

### **Bedroom Four**

7'5" x 8'7" (2.28 x 2.63)

Double glazed window to side aspect, painted finish to walls and ceiling, radiator.

### **Bathroom/WC**

5'5" x 8'7" (1.66 x 2.63)

Double glazed window with obscured glass to front aspect, painted finish to walls and ceiling, panel bath with shower attachment and shower screen, tiled splash back, wash hand basin, low level WC, heated towel rail.

### **Outside**

#### **Garden**

Enclosed garden with wall boundaries, lawn and patio, gateway leading to driveway.

#### **Parking**

Driveway with space for three cars leading to garage.

#### **Garage**

A single garage with up and over door, power and light.









## Directions



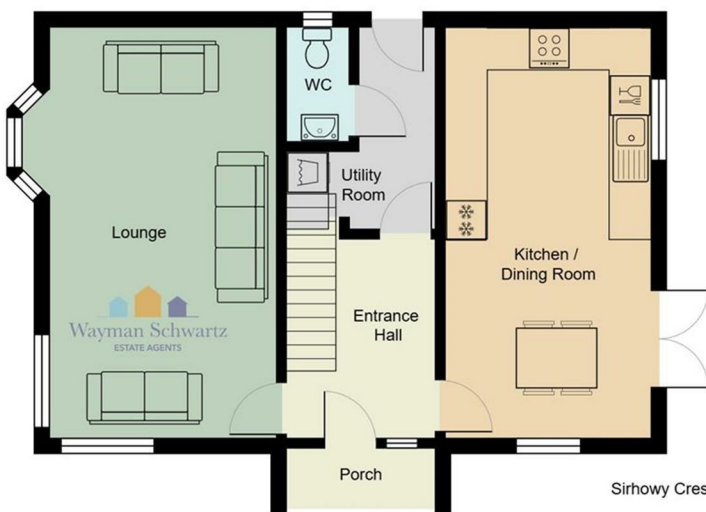
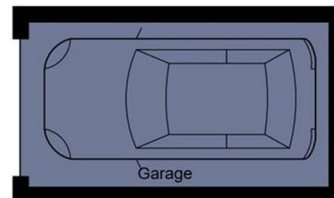
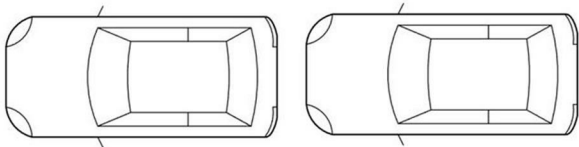
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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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