



Cae Garw, Blackwood, NP12 0NX

£239,750

- Modern Semi Detached Property
- Spacious Kitchen/Dining Room with French Doors
- Entrance Hall and Cloakroom/WC
- Three Parking Spaces and EV Charger
- Detached Garden Room/Office
- Three Bedrooms Plus En-Suite to Master
- Comfortable Lounge
- Family Bathroom
- Enclosed Low Maintenance Rear Garden
- Owned Solar Panels

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Located in Cae Garw, a cul de sac in the village of Oakdale, this modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2019, the property boasts three well-proportioned bedrooms, including a master suite with an en-suite shower room, additional family bathroom and ground floor cloakroom/WC ensuring privacy and convenience for the whole family. The heart of the home is a spacious kitchen and dining room, perfect for entertaining guests or enjoying family meals. Additionally, a versatile garden room serves as an ideal office space, allowing for a productive work-from-home environment or a peaceful retreat for relaxation. The lounge is an ideal space for relaxation. Outside, the property features a low maintenance garden, providing a lovely outdoor space for leisure and recreation. With parking available for up to three vehicles, including an electric vehicle charger, this home caters to modern needs and lifestyles. The house comes fitted with solar panels and enjoys the added benefit of supporting the electric usage. This property is an excellent opportunity for those seeking a contemporary family home in a friendly community. Don't miss the chance to make this delightful house your new home.



Council Tax Band: C



Entrance Hall

Double glazed entrance door, painted finish to walls and ceiling, luxury vinyl flooring, stairs leading to first floor accommodation, radiator.

Cloakroom/WC

Double glazed window to front aspect with obscured glass, painted finish to walls and ceiling, spot lighting, low level WC, wash hand basin, luxury vinyl flooring, radiator.

Lounge

12'0" max x 14'4" (3.67 max x 4.38)

Double glazed window to front aspect, painted finish to walls and ceiling, wood panelling to walls, radiators, understairs storage cupboard, aerial box for satellite television.

Kitchen/Dining Room

15'3" x 8'11" (4.65 x 2.74)

Double glazed window to rear aspect, painted finish to walls and ceiling, modern base and wall units, bowl and a half stainless steel single drainer sink with mixer tap, tiled splash backs, gas hob, electric oven, extractor hood, built in fridge/freezer, built in dishwasher and washing machine, tiled flooring, radiator, space for dining room, double glazed French doors leading to rear garden.

Landing

Painted finish to walls and ceiling, access to loft, shelved linen cupboard.

Bedroom One

11'9" x 9'6" (3.59 x 2.90)

Double glazed window to front aspect, painted finish to walls and ceiling, over stairs storage cupboard, radiator.

En-Suite

Double glazed window to front aspect with obscured glass, painted finish to ceiling, painted and tiled finish to walls, shower enclosure, low level WC, wash hand basin, luxury vinyl flooring.

Bedroom Two

9'1" x 7'7" (2.78 x 2.32)

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

Bedroom Three

5'11" x 7'8" (1.81 x 2.34)

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

Bathroom/WC

5'10" x 5'11" (1.79 x 1.82)

Painted finish to walls and ceiling, tiled splash backs, panel bath, pedestal wash hand basin, low level WC, luxury vinyl flooring, radiator.

Outside

Front Garden

Front garden with slate chippings, paved path to front door, gated access to rear garden.

Rear Garden

A low maintenance rear garden enclosed by high timber fencing with Indian stone paving, artificial grass, garden lighting, external power points and cold water tap.

Garden Room/Office

A lovely addition to the garden offering space for relaxation or office space, with double glazed French doors, painted finish to walls and ceiling, spot lighting, power and light.

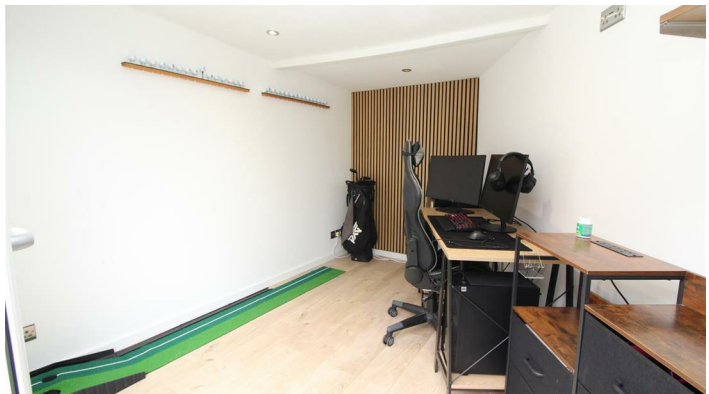
Off Road Parking

Off road parking available for three cars located to the side of the property. There is additional space should a fourth parking space need to be created. EV charger point.

Solar Panels

Solar panels owned by the property. Installed in 2025 with a 25 year guarantee from date of installation. Supporting the electric use of the property. Eligible for export tariffs/selling back to the grid. Due to EPC rating this property may be eligible for a "Green Mortgage" Product (Please seek professional mortgage advice).







Directions



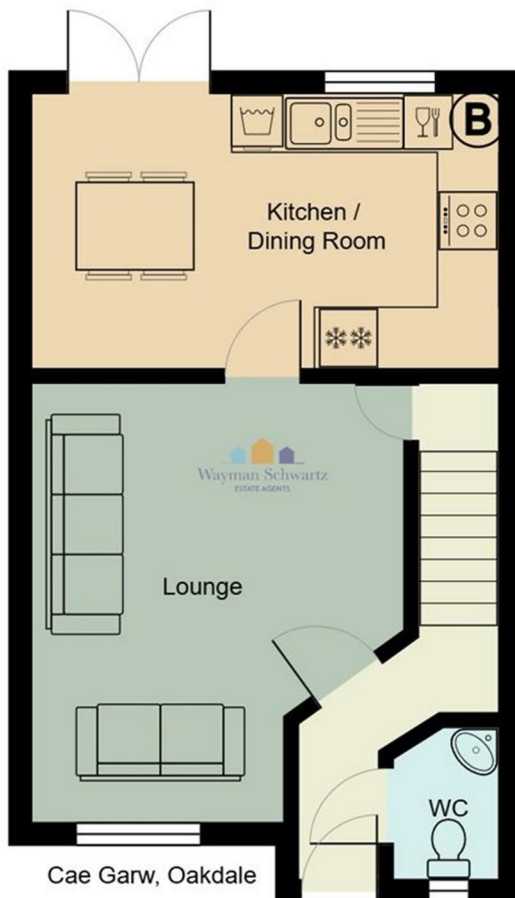
Viewings

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) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	




Wayman Schwartz