



Edge Hill, Pontllanfraith, Blackwood, NP12 2NY

£158,750

- Chain Free
- Three Bedrooms
- Dining Room with French Doors
- First Floor Bathroom
- Gated Off Road Parking
- Semi Detached House
- Lounge
- Kitchen
- Gardens Front and Rear with out Buildings
- Ideal First Time Purchase

Edge Hill, Blackwood NP12 2NY

Offering three bedrooms this chain free semi detached house has great potential. Comprising entrance hall, lounge, dining room with French doors, kitchen and first floor bathroom. Outside there are gardens front and rear, out houses and gated driveway offering parking for two cars. Ideal first time purchase.



Council Tax Band: B



Entrance Hall

Double glazed entrance door, double glazed window to side aspect, coved and painted finish to ceiling, papered and painted finish to walls, dado rail, radiator, stairs leading to first floor accommodation, under stairs storage.

Lounge

4.08 x 3.48 (13'4" x 11'5")

Double glazed window to front aspect, coved and painted finish to ceiling, papered and painted finish to walls, dado rail, gas fire, radiator, opening to dining room.

Dining Room

4.59 x 2.93 (15'0" x 9'7")

Double glazed French doors leading to rear garden, coved and painted finish to ceiling, papered and painted finish to walls, dado rail, gas fire with central heating back boiler.

Kitchen

2.54 x 2.88 (8'3" x 9'5")

Double glazed window to rear and side aspect, coved and painted finish to ceiling, base and wall units, stainless steel single drainer sink, plumbing for automatic washing machine, space for oven, radiator, double glazed door leading to outside.

Landing

Double glazed window to side aspect, coved and painted finish to ceiling, papered and painted finish to walls, dado rail, access to loft space with power and light.

Bedroom One

4.23 max 3.30 min x 3.36 (13'10" max 10'9" min x 11'0")

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

Bedroom Two

4.27 max x 3.18 (14'0" max x 10'5")

Double glazed window to rear aspect, textured finish to ceiling, papered finish to walls, radiator, cupboard with shelving housing hot water tank, radiator.

Bedroom Three

2.73 x 2.42 (8'11" x 7'11")

Double glazed window to front aspect, textured finish to ceiling, papered finish to walls, over stairs shelving, radiator.

Bathroom

Double glazed window to rear aspect with obscured

glass, textured finish to ceiling, tiled and textured finish to walls, a white suite with low level WC, wash hand basin, panel bath with electric shower over and shower screen, radiator.

Outside

Front Garden

A large front garden with grass, fence boundaries.

Rear Garden

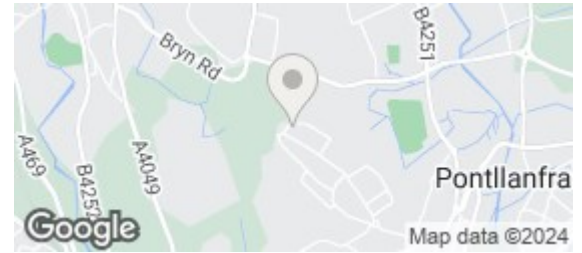
Side access gate, paved area, lawn, timber shed, further outside stores, pond with power and outside WC.

Off Road Parking

Gated off road parking for two cars.



Directions



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(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




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