



## Cefn Road, Blackwood, NP12 1QA

£339,950

- Substantial Detached House Close to Blackwood Town
- Lounge with Bay Window and Log Burner
- Extended to give Bright and Airy Kitchen/Dining Room
- Cloakroom + WC
- Driveway and Garage
- Three Double Bedrooms
- Separate Dining/Family Room
- First Floor Bathroom
- Large Garden with Views and Out Buildings
- Viewing Essential to Fully Appreciate

# Cefn Road, Blackwood NP12 1QA

Brynderwen is located on Cefn Road close to Blackwood town with supermarkets, shops, cafes and cinema and local schools, this substantial detached house, built in 1901, offers a perfect blend of character and modern living. With three spacious double bedrooms, this property is ideal for families seeking comfort and convenience. As you enter the hallway, you are welcomed by a generous lounge with bay window featuring a delightful log burner, perfect for cosy evenings. The dining room provides an excellent space for entertaining guests or enjoying family meals. There is a large cloakroom for storage which leads to a WC. The property is extended to provide a bright and airy kitchen/family room is the heart of the home, designed to be both functional and inviting, making it a wonderful area for everyday living. The property boasts a large garden, which is ready for you to make your own providing ample outdoor space for children to play or for hosting summer gatherings. From the garden, you can enjoy lovely views, adding to the tranquil atmosphere of the home. The outside building houses a utility room and additional storage/hobby room. Additionally, the house offers parking for two vehicles with a driveway and detached garage, a valuable feature in this sought-after area. Its prime location ensures that you are just a stone's throw away from local shops and schools, making daily errands and school runs a breeze. Viewing is essential to fully appreciate the accommodation offered.



Council Tax Band: E



### Entrance Hall

Via Timber entrance door, papered finish to walls and ceiling, stairs leading to first floor accommodation, laminated wood flooring.

### Dining Room Potential Bedroom

11'11" x 10'4" (3.65 x 3.16)

Two double glazed windows to front aspect, cornice and papered finish to ceiling, painted finish to walls, fireplace alcove, radiator.

### Lounge

11'10" x 11'11" ex bay window (3.61 x 3.64 ex bay window )

Double glazed bay window to front aspect, coved and painted finish to ceiling, papered finish to walls, picture rail. log burner set in tiled fireplace with mantle, radiator.

### Cloakroom

A large store area with tiled flooring, leading to WC

### WC

Window to rear aspect with obscured glass, tiled floor, low level WC, wash hand basin, Radiator.

### Kitchen/Family/Dining Room

20'9" max 9'9" min x 23'0" max 10'11" min (6.33 max 2.99 min x 7.03 max 3.34 min )

A large, "L" shaped room with three sky lights, double glazed window to rear with views, painted finish to walls and ceiling, spot lighting, base and wall cabinets with glazed displays, 5 ring gas hob, extractor hood, two eye level ovens, built in dishwasher, bowl and a half sink, breakfast bar, space for large fridge/freezer and dining table, tiled flooring, double glazed door leading to side garden, double glazed French doors leading to rear garden.

### First Floor

#### Landing

Stairs leading from ground floor with balustrading and newel post, double glazed window to rear aspect, painted finish to walls and ceiling, access to left space.

#### Bedroom One

15'6" max 10'11" min x 11'4" max 4'10" min (4.74 max 3.34 min x 3.46 max 1.49 min )

Two double glazed window to front aspect, coved and painted finish to ceiling, papered finish to walls, radiator.

#### Bedroom Two

10'11" x 10'5" (3.35 x 3.19)

Two double glazed windows to front aspect, coved and painted finish to walls and ceiling, radiator.

#### Bedroom Three

9'1" x 10'11" (2.79 x 3.35)

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

#### Bathroom/WC

11'4" x 5'7" (3.46 x 1.71)

Double glazed window to rear aspect with obscured glass, textured finish to ceiling, tiled finish to walls, low level WC, wash hand basin, bath tub with mixer tap and shower attachment, feature radiator, cupboard housing wall mounted gas central heating combination boiler.

### Outside

#### Front Garden

With wall boundary, gated access to pathway leading to entrance door, lawn and conifer trees, gated access to rear garden.

#### Rear Garden

A large rear garden in three stages, an area with membrane ready to create your own style, leading to further garden area and onto lawn with fencing and views.

#### Side Garden

A paved and pebbled seating area.

#### Outside Store/Utility/Hobby Room

A detached building with plumbing for automatic washing machine, leading to hobby/store room with windows, power and light.

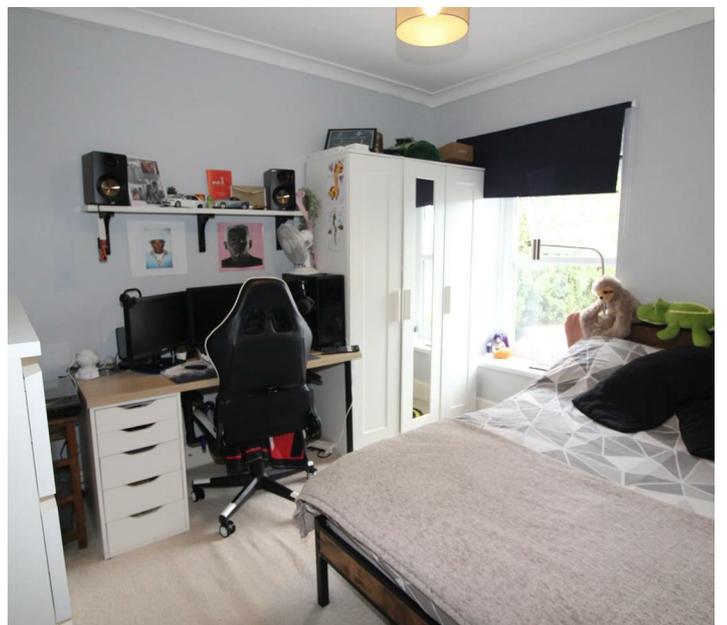
#### Driveway

A gated paved driveway leading to garage.

#### Garage

A detached Garage with roller shutter door.

### EPC - D







## 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			
(81-91) B			
(69-80) C			80
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

