



## School Way, Blackwood, NP12 1FH

£189,950

- Beautifully Presented Modern House
- Spacious Lounge with French Doors
- First Floor Bathroom/WC
- Rear Enclosed Garden
- Cul De Sac Position
- Two Double Bedrooms with Wardrobes
- Modern Kitchen
- Entrance Hall and Cloakroom/WC
- Two Designated Parking Spaces
- Close to Local Shops and School

# School Way, Blackwood NP12 1FH

School Way is a cul-de-sac in Blackwood, this beautifully presented terraced house offers a perfect blend of comfort and modern living. The property features a welcoming entrance hall that leads to a stylish cloakroom/WC, enhancing the convenience of daily life. The heart of the home a spacious lounge, where French doors invite natural light and provide easy access to the enclosed garden. This outdoor space is ideal for relaxation or entertaining, making it a delightful extension of the living area. The Kitchen is modern and has a washing machine, induction hob and oven. The house boasts two generously sized double bedrooms, each equipped with built-in wardrobes, ensuring ample storage and a tidy living environment. The well-appointed bathroom serves the bedrooms, providing a functional yet stylish space. For those with vehicles, the property offers parking for two cars, a valuable feature in this desirable location. This terraced house is not only a charming home but also a practical choice for families or professionals seeking a tranquil setting with easy access to local village shops, schools and a short walk from Bedwellty Show Ground offering walks and children's play area. Blackwood town is a short drive away with a cinema, supermarkets and coffee shops.



Council Tax Band: C



### **Entrance Hall**

Double glazed entrance door, painted finish to walls and ceiling, tiled finish to floor, stairs leading to first floor

### **Cloakroom/WC**

Double glazed window with obscured glass to front aspect, painted finish to walls and ceiling, tiled finish to floor, low level WC, wash hand basin

### **Kitchen**

6'2" x 11'7" (1.90 x 3.54)

Double glazed window to front aspect, part tiled and painted finish to walls and ceiling, tiled finish to floor, modern matching base and wall units, stainless steel single drainer sink, induction hob, electric oven, extractor hood, built in washing machine, space for fridge/freezer.

### **Lounge**

13'1" x 13'2" max (4.01 x 4.02 max)

Double glazed window to rear aspect painted finish to walls and ceiling, under stairs storage, electric fire set in feature surround, double glazed French doors leading to rear garden.

### **Landing**

Painted finish to walls and ceiling.

### **Bedroom One**

10'11" x 9'4" (3.35 x 2.87)

Double glazed windows to front aspect, painted finish to walls and ceiling, fitted double wardrobe, storage cupboard housing wall mounted gas central heating combination boiler.

### **Bedroom Two**

13'1" x 8'7" (4.01 x 2.63)

Double glazed windows to rear aspect, painted finish to walls and ceiling, fitted wardrobes to one wall.

### **Bathroom/WC**

6'5" x 5'5" (1.98 x 1.67)

Painted finish to ceiling, tiled and painted finish to walls, panel bath with shower over, pedestal wash hand basin, low level WC, wall mounted mirror with light, extractor fan.

### **Outside**

#### **Front Garden**

A small open-plan pebbled area, storm porch over entrance door.

### **Rear Garden**

A low maintenance garden with paved patio and timber decking area, timber fence boundary.

### **Designated off Road Parking**

Located at the front of the property offering the central two parking spaces.







## Directions



## Viewings

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

## EPC Rating:

| 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>                            |  |           |
| (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  |           |

