



Vancouver Drive, Penmaen, Blackwood, NP12 0UQ

Offers Over £200,000

- Semi Detached Bungalow
- Adapted for Wheelchair Access
- Kitchen/Breakfast Room
- Spacious Lounge
- Two Attic Space Areas + Attic Bathroom
- Ground Floor Bathroom with Hoist
- One Ground Floor Bedroom
- Access Ramp + Wider Internal Doorways
- Gardens Front and Rear
- Gated Off Road Parking

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Located in the sought after location of Oakdale this semi detached bungalow has had alterations to assist a wheelchair user with entrance ramp, wider doorways and ground floor bathroom with fitted hoist. The accommodation offers entrance hallway, open to lounge, kitchen, ground floor bedroom, bathroom, first floor bathroom and two separate attic spaces. The property has a long driveway and large front garden, a rear garden with outside store and is offered for sale with no onward chain.



1



2



1



C

Council Tax Band: C



ENTRANCE HALL

Double glazed entrance door, papered finish to ceiling, stairs leading to first floor, open to lounge., large cupboard.

LOUNGE

4.06 max 2.92 min x 4.82 max 1.94 min (13'3" max 9'6" min x 15'9" max 6'4" min)

Double glazed window to front aspect, coved and papered finish to walls and ceiling, radiators.

KITCHEN/BREAKFAST ROOM

2.64 x 2.72 (8'7" x 8'11")

Double glazed window to front aspect, coved and papered finish to ceiling, base and wall cabinets, stainless steel single drainer sink, tiled splash back, electric hob, oven and extractor hood, radiator.

BEDROOM

3.15 x 4.40 (10'4" x 14'5")

Double glazed window to rear aspect, coved and papered finish to ceiling, painted finish to walls, radiator, door leading to bathroom.

EN-SUITE BATHROOM

2.69 x 3.01 (8'9" x 9'10")

Double glazed window with obscured glass, coved and papered finish to ceiling, painted finish to walls, low level WC, wash hand basin, bath with overhead hoist, non-slip flooring, radiator.

LANDING

Painted finish to walls and ceiling, storage.

ATTIC SPACE ONE

2.78 x 3.32 (9'1" x 10'10")

Velux window to front aspect, painted finish to walls and sloped ceiling, radiator. Limited headroom in part.

ATTIC SPACE TWO

2.78 x 3.32 (9'1" x 10'10")

Velux window to rear aspect, painted finish to walls and sloped ceiling, radiator. Limited headroom in part.

BATHROOM

Velux window to front aspect, painted finish to walls and sloped ceiling, low level WC, panel bath, wash hand basin, radiator.

OUTSIDE

FRONT GARDEN

Level garden laid to lawn, wall and fence boundaries, mature shrubs, metal ramp providing access to front door and rear garden.

REAR GARDEN

Garden with seating area and lawn, mature shrubs and timber shed.

OFF ROAD PARKING / DRIVEWAY

A gated driveway providing parking for two cars leading to covered side area with metal ramps providing wheelchair access.



Directions



Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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

