



Wayman Schwartz  
ESTATE AGENTS



## Cefn Road, Blackwood, NP12 1QA

Chain Free £287,500

- Extended Spacious Semi Detached Property
- Fantastic Kitchen/Breakfast Room
- Lounge with Multi-Fuel Burner open to Dining Room
- En-Suite Bathroom
- Spacious Rear Garden with Hot Tub
- Three Bedrooms Plus Attic Space
- Bright and Airy Sunlounge
- Family Bathroom with Shower
- Ground Floor WC and Utility
- Viewing Essential to Fully Appreciate | Chain Free

# Cefn Road, Blackwood NP12 1QA

Located on Cefn Road just a short walk from the town of Blackwood, this extended semi-detached house offers a delightful blend of comfort and modern living. The heart of the home is undoubtedly the fabulous kitchen/breakfast room, complete with a convenient pantry, providing ample storage and workspace for culinary enthusiasts. The bright and airy sunlounge leads off the kitchen and onto the garden and has the utility room and ground floor WC. The inviting lounge with bay window features a cosy log burner, creating a warm and welcoming atmosphere that seamlessly flows into the dining room, making it an ideal setting for family meals or gatherings with friends. This residence boasts three well-proportioned bedrooms, one having a walk in wardrobe, ensuring plenty of room for rest and relaxation. The property is further enhanced by two bathrooms, including an ensuite, which adds a touch of luxury and convenience to daily living. The back garden is spacious and has a covered area for enjoying the hot tub and a further garden with enclosed patio. Situated close to the town centre, this home benefits from easy access to local amenities, schools, and transport links, making it a practical choice for modern lifestyles. With its appealing features and prime location, this semi-detached house on Cefn Road is a wonderful opportunity for those seeking a comfortable and stylish family home in Blackwood and is offered for sale chain free.



Council Tax Band: D



### **Storm Porch**

A covered Storm porch leading to entrance hall.

### **Entrance Hall**

Double glazed composite entrance door, coved and painted finish to ceiling, painted and tiled finish to walls, stairs leading to first floor with balustrading and newel post, laminated wood flooring, radiator, door leading to kitchen, double doors leading to dining room.

### **Lounge**

12'4" x 9'7" ex bay (3.78 x 2.94 ex bay )

Double glazed bay window to front aspect, coved and painted finish to walls and ceiling, ceiling rose, tall radiator, multi fuel burner set in alcove, laminated wood flooring, open to dining room.

### **Dining Room**

10'5" x 12'0" (3.18 x 3.68)

Double glazed window to side aspect, coved and painted finish to walls and ceiling, ceiling rose, tall radiator, laminated wood flooring, french doors leading to kitchen/breakfast room.

### **Kitchen/Breakfast Room**

17'1" x 14'3" (5.23 x 4.36)

Two double glazed windows to side aspect, coved and painted finish to walls and ceiling, spot lighting, base and wall cabinets, built in corner pantry with shelving, bowl and a half single drainer sink with instant heat tap, tiled splash back, built in dishwasher, five ring gas hob, extractor hood, eye level "Neff" electric oven with built in microwave, "American" style fridge/freezer to remain, tiled flooring with under-floor heating, radiator, opening leading to stairs down to sunlounge.

### **SunLounge**

10'7" x 10'11" (3.23 x 3.33)

Painted finish to sloped ceiling with two double glazed Velux sky lights, tiled flooring, radiator, double glazed French doors with side screens leading to rear garden.

### **Utility Room**

Painted finish to walls and ceiling, wall cabinets, plumbing for automatic washing machine, vented for tumble dryer, radiator.

### **Cloakroom/WC**

Double glazed window to rear aspect with obscured glass, painted and painted wood panelling to walls, low level WC, corner wash hand basin, radiator, tiled flooring.

### **Landing**

Painted finish to walls and ceiling, stairs leading to attic storage, shelved cupboard.

### **Bedroom One**

9'10" x 11'8" (3.02 x 3.58)

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

### **En-Suite Bathroom**

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

### **Bedroom Two**

10'0" x 12'1" (3.07 x 3.70)

Double glazed window to rear aspect, coved and painted finish to ceiling, papered and painted finish to walls, radiator, large walk in wardrobe with painted finish to walls and ceiling and light.

### **Bedroom Three**

10'3" x 10'5" max (3.14 x 3.20 max )

Double glazed window to side aspect, painted finish to walls and ceiling, understairs alcove, radiator.

### **Family Bathroom/WC with Shower**

Double glazed window to side aspect with obscured glass, painted finish to ceiling, painted and tiled finish to walls, bath tub, wash hand basin, low level WC, walk in shower enclosure with shower, alcove shelf and cupboard, sun chimney letting in natural light, radiator.

### **Attic Storage**

Stairs leading from landing, cupboard housing wall mounted gas central heating combination boiler, door into attic storage with painted finish to sloped ceiling, papered finish to walls, double glazed Velux skylight to rear aspect, two radiators.

### **Outside**

### Front Fore-Court

Wall boundaries with wrought iron fencing and gate, slate chippings, storm porch.

### Hot Tub

Hot Tub to remain

### Rear Garden

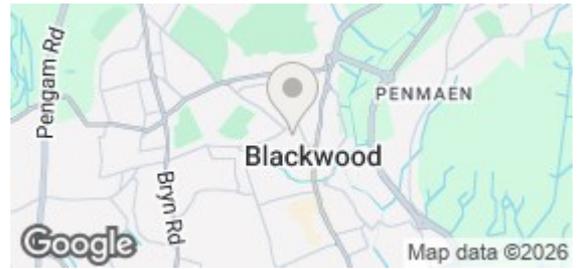
With gated side entrance, a good sized rear garden with a large covered paved area with hot tub to remain, outside tap, store shed, leading down to further garden with artificial grass, mature shrubs, timber steps leading to large enclosed patio.







## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	78
(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	

