



GREG ROBERTS & CO

ESTATE & LETTING AGENTS

Pengam Street
Glan Y Nant
Blackwood

£235,000



- Unique Detached Coach House
- Beautifully Presented Throughout
- Impressive Kitchen / Diner
- Two Generously Sized Double Bedrooms
- Within Walking Distance Of Train Station
- Gated Driveway Parking For 3+ Vehicles
- Good Sized Lounge With French Doors
- Two Modern Bathrooms
- Original Characterful Features
- EPC: E | Tenure: Freehold | Council Tax: D

Ref: PRA11013

Viewing Instructions: Strictly By Appointment Only

General Description

A fantastic opportunity to purchase this unique and exceptional detached property which offers over 1170 square feet of characterful living space, occupying a generous corner plot position in the Pengam area of Blackwood.

Welcome to 'The Coach House', a beautifully presented and well appointed home that combines character and modern convenience, all with a exemplary finish throughout. Head up the bricked paved driveway, through the entrance porch and you are greeted by an impressive open-plan kitchen/diner, offering ample space for both seating and dining. The fully equipped kitchen features a comprehensive range of fitted shaker style units, contrasting work surfaces and integrated appliances. To the left is a spacious living room where sliding patio doors flood the room with natural light and offer views over the garden. Completing the ground floor accommodation is a contemporary three piece family bathroom suite. Ascending to the first floor, the landing leads to two spacious double bedrooms and a luxurious shower room. Each bedroom is characterised by distinctive vaulted ceilings with exposed beams enhancing their character and charm.

OUTSIDE

Externally, the property is accessed via a private drive benefiting parking for several vehicles. The established front garden is complete with a useful storage shed and is complemented by a lawned area with hedge/shrub border and an attractive brick wall surround.

SITUATION

Within walking distance of the railway station, commuting is made convenient for residents, while the private driveway with ample parking further enhances the convenience of this property. Additionally, located a stone throw from local stores and schools, and within close proximity to Blackwood town centre, residents can easily access a host of amenities, making daily living a breeze.

ADDITIONAL INFORMATION

EPC Rating | E

Council Tax Band | D (at the date the property was listed)

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Local Authority | Caerphilly County Council

Services | We understand that the property is connected to mains gas, electricity, water and drainage.

Broadband | Standard, Superfast and Ultrafast broadband is available. Please make your own enquiries via OFCOM.

Mobile | O2 - Likely indoor coverage - EE, Three, O2 and Vodaphone - Likely outdoor coverage. Please make your own enquiries via OFCOM.

Consumer Protection from Unfair Trading Regulations 2008

Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon. Please note that we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only and it must not be inferred that any item shown is included with the property.

Viewing | Strictly by appointment with the agents - Greg Roberts and Co

Accommodation

Entrance

uPVC and double glazed door into Porch.

Porch

Tiled flooring, smooth ceiling, radiator, uPVC and double glazed window to either side, white gloss and glazed door to Kitchen/Diner.

Kitchen / Diner (23' 8" x 16' 5" Max) or (7.21m x 5.01m Max)

Tiled flooring, smooth ceiling with spotlights, grey base and wall units, tiled splashbacks, composite sink and drainer, integrated 5 burner gas hob, electric oven with extractor fan over, integrated washing machine, space for American fridge-freezer, cupboard housing 'Baxi' combi-boiler, two radiators, carpeted stairs to first floor, uPVC and obscured double glazed window to side, white gloss door to Lounge, two uPVC and double glazed windows to front.

Bathroom (6' 4" x 6' 0") or (1.92m x 1.84m)

Tiled flooring, part tiled walls, smooth ceiling with extractor fan, panel-enclosed bath with mains shower over, wash hand basin, W/C, black vertical radiator, uPVC and obscured window to side.

Lounge (15' 8" x 12' 9") or (4.78m x 3.88m)

Laminated flooring, smooth ceiling, radiator, uPVC and double-glazed sliding patio doors to front.

Landing

Carpet as laid, smooth ceiling with spotlights, double glazed rood window, radiator, white gloss doors to Bedrooms, white gloss door to Bathroom.

Bedroom 1 (17' 2" x 12' 2" Max) or (5.23m x 3.71m Max)

Laminated floor, smooth ceiling with exposed beams, radiator, uPVC and double glazed window to front, uPVC and double glazed window to side.

Bedroom 2 (15' 0" x 11' 0") or (4.58m x 3.36m)

Laminated flooring, smooth ceiling with exposed beams, ceiling window, radiator.

Upstairs Bathroom (8' 3" x 8' 2" Max) or (2.51m x 2.48m Max)

Laminated flooring, smooth ceiling, double glazed roof window, corner shower unit with mains shower over, pedestal wash hand basin, W/C and a chrome vertical radiator.

Front of property

Block paved driveway with parking for several vehicles flanked by low brick wall, mature shrubs and hedges. Garden area mainly laid to lawn and a block built storage shed.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:47

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D

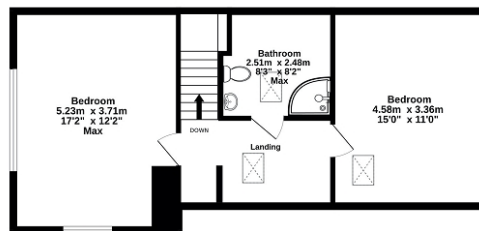
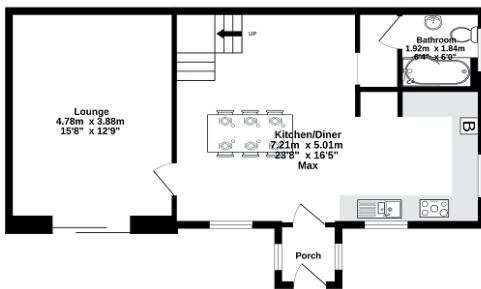






Ground Floor
57.2 sq.m. (616 sq.ft.) approx.

1st Floor
51.9 sq.m. (559 sq.ft.) approx.



TOTAL FLOOR AREA: 109.1 sq.m. (1175 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £225,000. From £225,001 to £400,000 - 6% of Purchase Price. From £400,001 to £750,000 - 7.5% of Purchase Price. From £750,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.