



56 Cefn Road, Blackwood, NP12 1JB
Guide Price £290,000

****GUIDE PRICE £290,000 TO £300,000****

**** SPACIOUS PERIOD PROPERTY IN NEED OF REFURBISHMENT****

Nestled in the charming town of Blackwood, this delightful DETACHED PERIOD PROPERTY presents a wonderful opportunity for those seeking a home with character and potential. Boasting THREE BEDROOMS, (the master being an exception size with fabulous bay window) this residence is perfect for families or individuals looking for extra space.

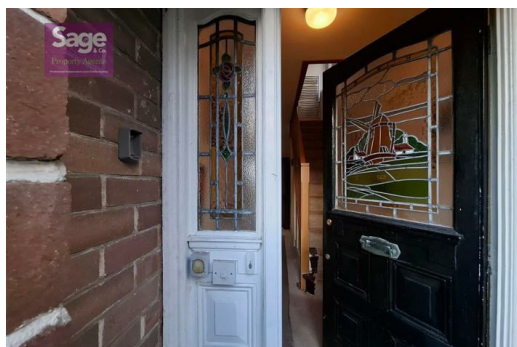
As you enter, you are welcomed by a SPACIOUS LOUNGE that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The GOOD SIZE KITCHEN overlooking the garden provides ample room for culinary creativity and family gatherings, making it the heart of the home.

Set on a GENEROUS PLOT the property offers a GOOD SIZE REAR GARDEN ideal for family get togethers and a driveway for PARKING FOR UP TO FOUR VEHICLES, ensuring convenience for residents and visitors alike. While the house is in need of some upgrading, it offers a blank canvas for those wishing to put their personal touch on their new home.

This property is not just a house; it is a place where memories can be made and cherished. With its period features and ample space, it is a rare find in the market. If you are looking for a project that promises to transform into a beautiful family home,

COUNCIL TAX BAND : E

EPC RATING:



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 **Email:** risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a wooden part glazed door with original stained glass.

ENTRANCE HALLWAY

Central heating radiator, stairs to the first floor, under stairs storage cupboard, doors to:

LIVING ROOM

14'0" x 17'0" to bay (4.27 x 5.19 to bay)

Double glazed bay window to the front, two central heating radiators, gas fire.

KITCHEN/BREAKFAST ROOM

11'11" x 14'5" (3.64 x 4.41)

A range of base and wall units, square edge work surface and breakfast bar with inset gas hob, central heating radiator, newly fitted eye level oven and grill, two double glazed windows to the rear, double glazed window to the side.

UTILITY

10'11" x 7'11" (3.35 x 2.42)

Double glazed window to the side and rear, double glazed door to the rear, central heating radiator, wall mounted combi boiler.

GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, obscure double glazed window to the side.

STAIRS TO THE FIRT FLOOR - LANDING

Solid Oak bannister with glass balustrade double glazed window to the side, loft access, doors to:

BEDROOM ONE

13'11" x 16'11" to bay (4.26 x 5.17 to bay)

Double glazed bay window to the front, central heating radiator.

BEDROOM TWO

14'9" x 11'11" (4.52 x 3.64)

Two double glazed windows to the rear, double glazed window to the side, central heating radiator, fitted cupboard.

BEDROOM THREE

5'10" x 7'1" (1.8 x 2.16)

Double glazed window to the front, central heating radiator.

FAMILY BATHROOM

7'11" x 7'8" (2.42 x 2.36)

Corner bath with mixer tap over, separate shower cubicle, pedestal wash hand basin, central heating radiator, obscure double glazed window to the side.

SEPARATE WC

Low level WC, double glazed window to the side.

OUTSIDE

FRONT: Large level lawn edged with mature shrubs
SIDE: Pedestrian access to both sides, driveway providing off road parking for up to four vehicles. Large patio area leading

around to the rear garden.

REAR: Spacious patio leading to spacious lawned garden with storage shed.

TENURE

We have been advised this property is freehold.

