



**32 Mandeville Road, Bonnie View, Blackwood, NP12 3PH**  
**Guide Price £260,000**

**\*\* GUIDE PRICE FROM £260,000 - £270,000**

**\*\*SUPERBLY PRESENTED MODERN FAMILY HOME IN POPULAR LOCATION \*\***

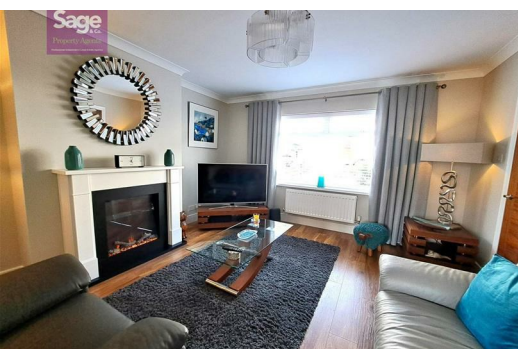
Sage and Co would like to welcome you to Mandeville Road, Bonnie View, Blackwood - a charming semi-detached house that is sure to capture your heart! This delightful property boasts a cosy living room opening into a SPACIOUS KITCHEN/DINING ROOM perfect for entertaining guests or relaxing with your loved ones. With THREE DOUBLE BEDROOM, including a unique feature of a bath in the master bedrooms, this home offers comfort and style in abundance. This property is situated in a popular location close to local amenities including school, health centre, local mini market and a short walk from the town centre and the fabulous Bedwellty Showground ideal for walking and outdoor activities.

The property has been tastefully upgraded throughout, ensuring a contemporary feel and is one not to miss.

**BOOK YOUR APPOINTMENT TODAY NOT TO BE DISAPPOINTED.**

Council Tax Band: D

EPC RATING: D



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ENTRANCE

Enter through a upvc front door.

ENTRANCE HALLWAY

Double glazed window to the front, stairs to the first floor, modern central heating radiator, walnut laminate flooring, door to:

LIVING ROOM

13'10" x 12'1" to chimney breast (4.24 x 3.69 to chimney breast)

Double glazed window to the front, central heating radiator, feature fireplace with modern electric fire, walnut laminate flooring, coved ceiling, open through to:

DINING ROOM

10'5" x 7'9" (3.19 x 2.37)

Double glazed patio doors to the rear, central heating radiator, laminate flooring, open plan to kitchen

KITCHEN

18'4" x 9'4" (5.61 x 2.87)

Recently fitted "Sigma Masterclass" kitchen with modern base and wall units, square edge work surface, inset "Franke" sink unit with mixer tap over, inset electric hob with eye level double oven, plumbing for automatic washing machine, plumbing for dishwasher (to remain), space for "American" fridge/freezer (to remain), space for wine fridge /tumble dryer, modern vertical central heating radiator, double glazed windows to the side and rear, double glazed door to the side.

GROUND FLOOR WC

Low level WC, vanity wash hand basin, obscure double glazed window to the ide, central heating radiator, walls and floor tiled in ceramics.

STAIRS TO THE FIRST FLOOR - LANDING

Loft access, double glazed widow to the side, airing cupboard housing combi boiler, door to:

BEDROOM ONE (INCLUDING OPEN ENSUITE)

18'6" x 9'8" (5.66 x 2.95)

Double glazed window to the rear, central heating radiator, open to ensuite.

ENSUITE AREA

"P" shaped bath with mixer tap and shower attachment, close coupled WC, vanity wash hand basin, central heating radiator.

BEDROOM TWO/DRESSING ROOM

11'5" x 10'4" (3.49 x 3.16)

Double glazed window to the rear, central heating radiator.

BEDROOM THREE

10'5" x 10'2" (3.18 x 3.12)

Double glazed window to the front, central heating radiator.

FAMILY SHOWER ROOM

9'1" x 5'7" (2.78 x 1.72)

Double step in shower cubicle with waterfall shower and massage jets, large vanity unit with close coupled WC and vanity wash hand basin, separate storage cupboard, central heating radiator, obscure double glazed window to the front.

OUTSIDE

FRONT: Low maintenance front garden

SIDE: Driveway for 2/3 vehicles, gated access to rear garden

REAR: Well established rear garden wrapping around to enjoy the sunshine throughout the day with level lawn, decked seating area and pine clad storage shed, external double electric socket

TENURE

We have been advised freehold

