



## 9 Rhosnewydd Terrace, Gordon Road, Blackwood NP12 1DT

**£195,000**

**\*\*EXCELLENT FIRST TIME BUY\*\*CONVENIENT LOCATION\*\***

Parkmans are delighted to bring to market this good size three-bedroom terraced property situated in sought after location of Blackwood.

The property offers generous size living accommodation comprising of a good size lounge/dining room, kitchen to the ground floor. To the first floor are three good size bedrooms and first floor bathroom. Externally the property benefits from front forecourt, good size rear garden and detached garage.

Situated in close proximity to main road and rail links, primary and secondary schools and local amenities.

Viewing is highly recommended.

TENURE: We are advised Freehold

EPC: D

COUNCIL TAX: C



### Entrance Porch

UPVC double glazed front door, half panel and papered walls, carpeted, door to entrance hall.

### Entrance Hall

Papered walls, radiator, carpeted, stairs to first floor.

### Lounge/Dining Room

20'6" x 13'8" (6.25 x 4.17)

UPVC double glazed window to front and French door to rear, papered walls, coved and textured ceiling, feature fire surround housing gas fire, power points, radiator, carpeted.

### Kitchen

16'8" x 9'6" (5.10 x 2.92)

UPVC double glazed window and door to rear, base and wall units with roll edge works surfaces over, stainless steel single drainer sink, plumbing for automatic washing machine, space for cooker, papered walls, coved and textured ceiling, radiator, power points, vinyl flooring, wall mounted boiler.

### Landing

Papered walls, roof access hatch.

### Bedroom 1

11'7" x 9'6" (3.55 x 2.91)

UPVC double glazed window to front, papered walls, coved and textured ceiling, power points, radiator, carpeted.

### Bedroom 2

11'10" x 6'0" (3.61 x 1.83)

UPVC double glazed window to front, papered walls, coved and textured ceiling, power points, radiator, carpeted.

### Bedroom 3

9'8" x 9'9" (2.97 x 2.99)

UPVC double glazed window to rear, papered walls, coved and textured ceiling, power points, radiator, carpeted.

### Dressing room area/study

6'11" x 6'10" (2.12 x 2.10)

UPVC double glazed window to side, radiator, built in cupboard, airing cupboard housing hot water tank, papered walls, coved and textured ceiling, vinyl flooring.

### Bathroom

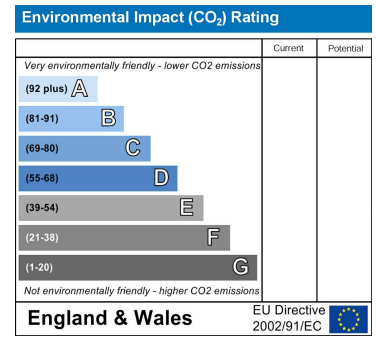
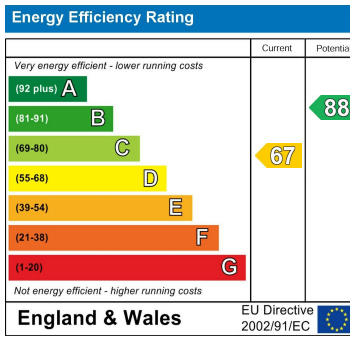
9'3" x 10'5" (2.82 x 3.18)

UPVC double glazed obscured window to rear, panel bath, pedestal wash hand basin, low level wc, step in shower cubicle, half tiled walls, radiator, vinyl flooring.

### External

To the front: Gated front forecourt.

To the rear: Patio area, mainly laid to lawn, detached garage.



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