



## 16 Derwendeg Avenue, Blackwood NP12 3LW

**£159,950**

**\*\*FANTASTIC FIRST TIME BUY\*\*WELL PRESENTED SEMI DETACHED HOUSE\*\***

Welcome to this charming semi-detached house located on Derwendeg Avenue in the picturesque village of Cefn Fforest, Blackwood.

This property boasts an entrance hallway, two reception rooms, fitted kitchen, ground floor bathroom. To the first floor there are three bedrooms.

The rear garden provides a lovely outdoor space for enjoying a morning coffee or hosting summer barbecues. The best part? This property comes with no chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this delightful home in a peaceful neighbourhood. Contact us today to arrange a viewing and take the first step towards making Derwendeg Avenue your new address.

TENURE: We are advised Freehold  
COUNCIL TAX BAND: B  
EPC: D



### Entrance Hall

Double glazed front door, plastered walls and ceiling, laminate flooring, stairs to first floor.

### Reception One

12'10" max x 12'5" (3.917 max x 3.806)

UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, laminate flooring, sliding doors to reception two.

### Reception Two

11'1" x 9'1" (3.387 x 2.772)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, laminate flooring

### Kitchen

UPVC double glazed window to rear and UPVC double glazed door to side, grey fitted base units, roll edge work surfaces, stainless steel single drainer sink, splash back tiling, plumbing for automatic washing machine, space for cooker, power points, radiator, laminate flooring.

### Bathroom

White suite comprising of panel bath with shower over, pedestal wash hand basin, low level wc, tiled around, tiled floor, UPVC double glazed obscure window to side.

### Landing

Carpeted, UPVC double glazed window to side, plaster walls and ceiling, roof access hatch.

### Bedroom 1

15'10" x 9'9" (4.831 x 2.992)

X2 UPVC double glazed windows to front, plaster walls and ceiling, power points, radiator, carpeted.

### Bedroom 2

11'10" x 6'7" (3.626 x 2.010)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, carpeted.

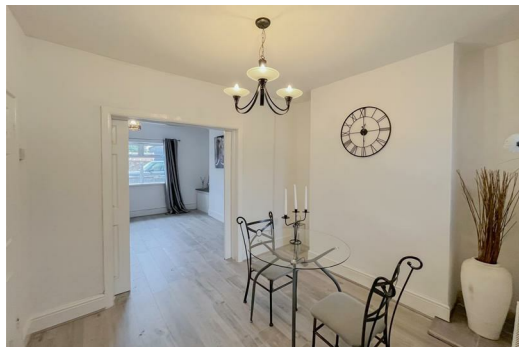
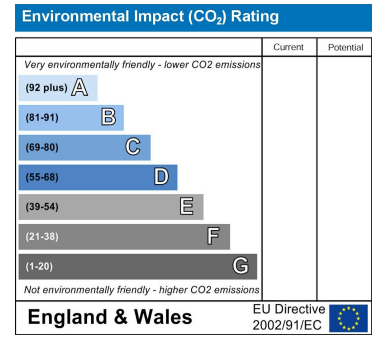
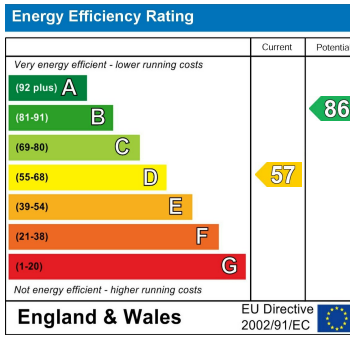
### Bedroom 3

7'11" x 8'8" (2.419 x 2.666)

UPVC double glazed window to rear, plaster walls and ceiling, power points, radiator, carpeted.

### External

Enclosed front garden, side access to rear. Enclosed rear garden with paved area and lawn.



Authorised and Regulated by the Financial Conduct Authority in Respect of Insurance Mediation Only. William Parkman & Daughters Ltd Registered in England & Wales No. 5401197. Registered Office: as above.