



## 24 Tirfilkins Close, Blackwood NP12 2LY

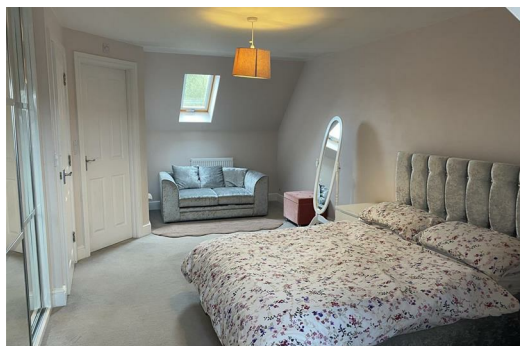
**£259,950**

**\*\*FANTASTIC WELL PRESENTED FOUR BEDROOM FAMILY HOME\*\***

Parkmans are delighted to offer for sale this spacious four bedroom semi detached townhouse situated within walking distance of Blackwood town centre. The property offers generous size living accommodation set over three floors comprising entrance hall, ground floor wc/cloakroom, good size fitted kitchen/dining room with a range of integrated appliances. To the first floor are three bedrooms and family bathroom. To the second floor is the very large master bedroom with range of fitted wardrobes and en-suite shower room. The property further benefits front UPVC double glazing and gas central heating. Externally the property has a forecourt garden to front, off road parking for two/three cars and enclosed rear garden with decked area, artificial lawn.

Viewing is strongly recommended.

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



### Entrance Hall

Enter via front door, plaster walls and ceiling, laminate flooring, understairs storage, power points, radiator, stairs to first floor.

### Cloakroom/WC

Low level WC, pedestal wash hand basin, UPVC double glazed obscured window to front, radiator, splash back tiling, laminate flooring.

### Kitchen/Dining Room

9'4" x 14'1" (2.851 x 4.300)

Fitted with a range of white gloss base and wall units, work surfaces over, stainless steel bowl and a half drainer sink with mixer tap, ceramic hob, double oven, integrated fridge/freezer, dishwasher and washing machine, UPVC double glazed bay window to front, plaster walls and ceiling, radiator, power points, laminate flooring.

### Lounge

16'2" x 11'8" (4.937 x 3.580)

UPVC double glazed French doors to rear garden, plaster walls and ceiling, radiator, power points, laminate flooring.

### Landing

Plaster walls and ceiling, storage cupboard, power point, carpeted.

### Bedroom 2

9'4" x 10'5" (2.847 x 3.200)

UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, carpeted, fitted wardrobes.

### Bedroom 3

9'4" x 13'0" (2.847 x 3.986)

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

### Bedroom 4

6'7" x 6'5" (2.03m x 1.98m)

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

### Bathroom

5'7" x 6'5" (1.702 x 1.968)

Fitted with white suite comprising panel bath, pedestal wash hand basin, low level WC, tiled around, laminate flooring, radiator, UPVC double glazed obscured window to front.

### Master Bedroom

20'7" x 10'1" (6.283 x 3.086)

UPVC double glazed window to front and skylight, plaster walls and ceiling, power points, radiator, carpeted, fitted wardrobes and under eaves storage.

### En-Suite


Fitted with fully tiled step in shower cubicle, pedestal wash hand basin, low level WC, splash back tiling, UPVC double glazed obscured window to rear, laminate flooring.


### External

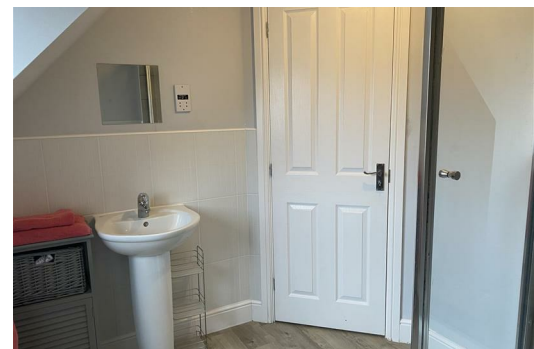
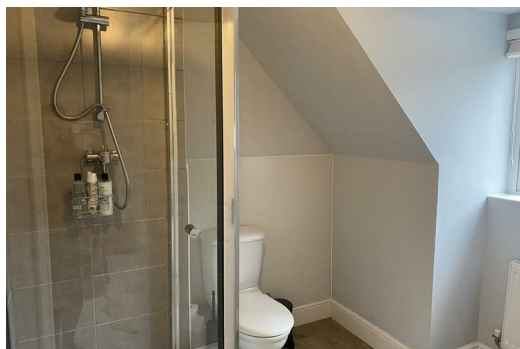
To the front: Planted and paved enclosed front garden.

To the rear: Enclosed rear garden with decking, artificial lawn and raised area.

Side: Parking for 2/3 vehicles.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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