



1 Great Western Cottages, Blackwood Gwent NP12 0SB

£292,500

****WELL PRESENTED COTTAGE SET IN PICTURESQUE SEMI RURAL LOCATION****

Parkman's are delighted to offer for sale this beautifully presented three-bedroom cottage with driveway and garage set in the popular location of Hollybush, Blackwood a short distance from local schools and amenities and easy access to main road networks and local walks.

The property has been well maintained throughout to a high standard and comprises of entrance hall, bespoke fitted country style kitchen, ground floor WC/cloakroom, large lounge, study and utility room. To the first floor the property offers family bathroom, three bedrooms, with the main bedroom benefitting from a shower en-suite and dressing room.

Externally the property benefits from ample off road parking. To the front, there is a well-maintained lawn area surrounded by mature trees and shrubbery with a decking area that provides the perfect entertaining space, from the lawn area there is access to scenic walks.

Viewing is highly recommended at the earliest opportunity to fully appreciate.

TENURE: Freehold

EPC: D

COUNCIL TAX BAND: TBC



Entrance/Kitchen

10'8" x 18'1" (3.27 x 5.52)

Wooden entrance door to front, emulsion finish to walls and ceiling, slate tiles to flooring, access into WC/cloakroom, UVPC sash windows to rear and front aspects, custom made country style wood fitted kitchen with matching wall/floor units, custom made work surfaces over, inset bowl, electric eye level double oven, induction hob with extractor fan, space for appliances, tiles to splash back, slate tiled floor.

Lounge

20'0" x 16'9" (6.12 x 5.13)

UVPC sash windows to front and rear aspect, emulsion finish to walls and ceiling, radiator, slate tiles to flooring, multi fuel fire, wooden stairs leading to first floor.

Cloakroom/WC

5'5" x 3'2" (1.66 x 0.97)

Wash hand basin, low level WC, emulsion finish to walls and ceiling, tiles to splash back, slate tiles to flooring, built in storage.

Study/Reception Room

8'8" x 12'0" (2.65 x 3.68)

UVPC patio doors leading to rear of property, UVPC sash window to rear aspect, emulsion finish to walls and ceiling, slate tiles to flooring.

Utility Room

6'2" x 8'8" (1.90 x 2.65)

UVPC sash window to rear aspect, emulsion finish to walls and ceiling, slate tiles to flooring. custom made wood fitted matching wall/floor units, space for appliances.

Stairs/Landing

UVPC sash window to front aspect, emulsion finish to walls and ceiling, runner carpet to stairs, stained wood to flooring on landing, radiator.

Bedroom One

15'0" x 13'1"/55'9" (4.58 x 4/17)

X2 UVPC sash window to front aspect, emulsion finish to walls and ceiling, stained wood to flooring, radiator.

En Suite

6'2" x 7'6" (1.90 x 2.29)

UVPC sash window to rear aspect, emulsion finish to walls and ceiling, tiles to splash back, stained wood to flooring, step in shower cubicle, wash hand basin, low level WC.

Dressing room

6'3" x 7'11" (1.92 x 2.43)

UVPC sash window to rear aspect, emulsion finish to walls and ceiling, stained wood to flooring, built in storage.

Bedroom Two

10'8" x 10'5" (3.27 x 3.20)

UVPC sash window to front aspect, emulsion finish to walls and ceiling, stained wood to flooring, radiator. exposed brick to one wall.

Bedroom Three

8'9" x 7'10" (2.67 x 2.41)

UVPC sash window to rear aspect, emulsion finish to walls and ceiling, stained wood to flooring, radiator. exposed brick to one wall.

Family Bathroom

5'10" x 8'10" (1.78 x 2.71)

UVPC sash window to rear aspect, emulsion finish to walls and ceiling, tiles to splash back, stained wood to flooring, panel bath, step in shower cubicle, wash hand basin, low level WC.

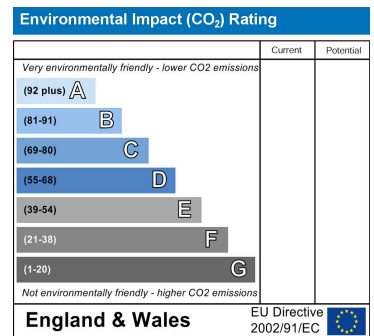
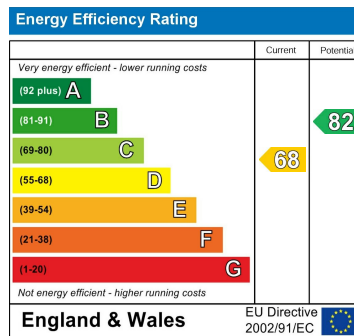
Externally

Externally the property benefits from well-maintained lawned gardens with a decked area, driveway and hardstanding providing ample off road parking.

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