



16 Llwynbach Terrace, Blackwood NP12 0SH

Guide price £100,000

GUIDE PRICE £100,000 - £110,000EXCELLENT INVESTMENT/FIRST TIME BUY**

Welcome to Llwynbach Terrace, Hollybush, Blackwood - a charming end terrace house with two bedrooms, perfect for those seeking a home to make your own.

This lovely property boasts an entrance hallway, two reception rooms, kitchen, rear porch, ground floor cloakroom/WC. To the first floor there are two bedrooms and the family bathroom.

Step outside into the rear garden, with a lawn area and steps leading to the detached garage adds convenience for off road parking. To the front the property benefits from front forecourt with lovely views. Located in Hollybush just outside of Blackwood, this property offers a perfect blend of comfort and convenience. With its end terrace position, you can enjoy a sense of privacy and a quieter living environment.

Don't miss out on the opportunity to make this house your home. Come and experience the charm and potential that this property has to offer.

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



Hallway

13'3" x 5'6" (4.04 x 1.69)

UVPC Door and window to front entrance, UVPC window to side aspect, textured walls and ceiling, radiator, stairs leading to first floor.

Lounge

12'10" x 11'7" (3.93 x 3.54)

UVPC bay window to front aspect, textured walls and ceiling, carpet to floor, radiator.

Dining Room

16'8" x 8'0" (5.10 x 2.46)

UVPC window to rear aspect, textured walls and ceiling, carpet to floor, radiator.

Kitchen

8'9" x 5'6" (2.69 x 1.70)

Tiles to flooring, wallpaper to walls, textured ceiling, tiles to splash back, matching wall and floor unites, electric hob and oven, extractor fan, sink, space for free standing appliances, access into the conservatory.

Conservatory Rear Porch

8'4" x 5'7" (2.55 x 1.71)

UVPC windows and door to back and side aspect. tiles to flooring.

Cloakroom/ WC

9'3" x 3'5" (2.82 x 1.06)

X2 UVPC window to side aspect, tiles to floor, tiles to splash back, textured walls and ceiling, WC, wash hand basin.

Landing

UVPC window to side aspect, carpet to flooring, textured walls and ceiling.

Bedroom One

10'1" x 15'6" (3.08 x 4.74)

X 2 UVPC windows to front aspect, carpet to flooring, wallpaper to walls, textured ceiling, x2 built in storage cupboards, radiator.

Bedroom Two

11'10" x 7'10" (3.63 x 2.39)

UVPC window to rear aspect, carpet to flooring, wallpaper to walls, textured ceiling, x2 built in storage cupboards, radiator.

Bathroom

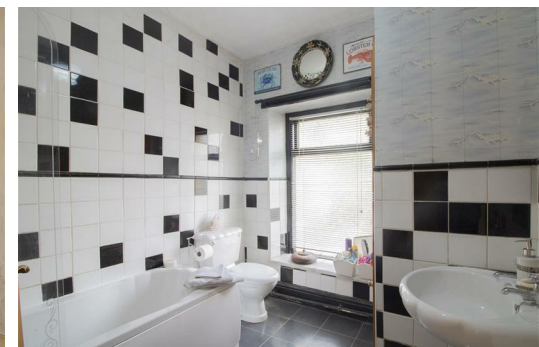
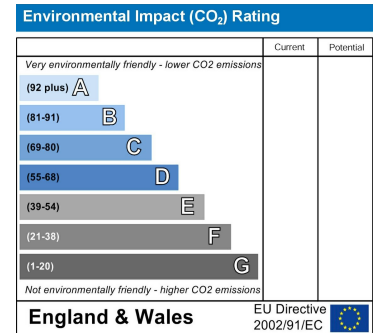
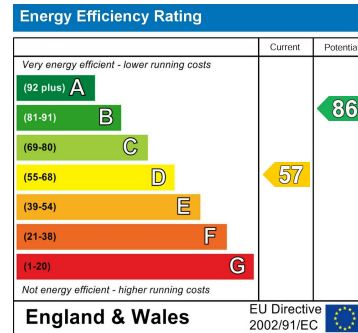
8'9" x 7'6" (2.69 x 2.29)

UVPC window to rear aspect, tiles to flooring, tiles to splash back, wallpaper to walls, textured ceiling, airing cupboard, radiator, bath with shower overhead, wc, wash hand basin.

Externally

To the front of the property there is steps leading up to the main entrance with a small lawn area.

To the rear of the property there is a court yard that leads to steps leading to a lawn area and rear back access to the garage.



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