



1 Bevan Crescent, Blackwood NP12 1EW

£279,950

****EXTENDED FOUR BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING** FANTASTIC SOUGHT AFTER LOCATION****

Parkmans are delighted to offer for sale this well presented extended semi detached house situated in the sought after location of Bevan Crescent. The property offers generous size family living with a two reception rooms, large fitted kitchen and utility room and a ground floor cloakroom/wc. To the first floor are four good size bedrooms - three of which are good size doubles and family bathroom. The loft has been boarded with power and light. The property has been well maintained and improved throughout and further benefits from UPVC double glazing and gas central heating.

Externally the level rear garden is enclosed with patio, decked area and lawn providing plenty of space for entertaining and enjoyment. To the front the extended driveway offers off road parking for approximately 3/4 vehicles.

Situated on the corner of Bevan Crescent, opposite the Showfield, this is a popular sought after area, properties do not come up for sale very often here and provides easy access to local amenities, schools, shops and Blackwood town centre.

TENURE: We are advised Freehold
COUNCIL TAX: Band C
EPC: TBC



Entrance porch

UPVC double glazed front door, plaster walls and ceiling.

WC

Low level WC, plaster walls and ceiling.

Hall

Plaster walls and ceiling, laminate flooring, radiator, carpeted stairs to first floor, Oak veneer cottage style doors leading to accommodation.

Reception Room One

17'11" x 11'5" (5.47 x 3.48)

UPVC double glazed windows to front and rear, plaster walls and ceiling, laminate flooring, radiator, power points.

Kitchen

12'0" x 10'7" (3.68 x 3.23)

Fitted with a range of sage green base and walls units with rose gold coloured handles, work surface over, gas hob, electric oven, breakfast bar, ceramic single drainer sink with mixer tap, splash back tiling, power points, radiator, laminate flooring, plaster walls and ceiling, UPVC double glazed window to front and side.

Utility Room

7'10" x 5'10" (2.40 x 1.79)

Matching units to kitchen and work surface over, plumbing for automatic washing machine, space for dryer, plaster walls and ceiling, large under stair storage cupboard.

Reception Room Two

15'8" x 8'11" (4.78 x 2.74)

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

Landing

Plaster walls and ceiling, carpeted, roof access hatch leading to fully boarded loft space with pull down ladder, power and light, boiler.

Bedroom One

15'8" x 10'11" (4.78 x 3.34)

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

Bedroom Two

13'10" x 8'11" (4.22 x 2.74)

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

Bedroom Three

10'11" x 9'2" (3.34 x 2.80)

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

Bedroom Four

10'7" x 6'11" (3.23 x 2.13)

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

Bathroom

9'2" x 6'11" (2.80 x 2.13)

UPVC double glazed obscured window to rear, low level WC with concealed cistern, vanity wash hand basin in unit, panel bath with shower over, plaster walls and ceiling, towel radiator, vinyl flooring, splash back tiling.

External

To the front: paved area providing ample off road parking for approximately 4 vehicles.

To the rear: Fully enclosed rear garden, paved patio area, decked area, good size flat lawn, brick insulated shed with power and light.

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

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



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