



63 Beaumaris Way, Blackwood NP12 1DF

Offers over £290,000

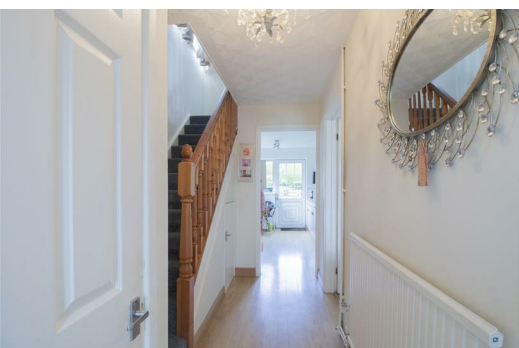
****WELL PRESENTED DETACHED FAMILY HOME** SOUGHT AFTER LOCATION****

Welcome to this charming detached house located on Beaumaris Way in the desirable Grove Park area of Blackwood. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is plenty of space for everyone to unwind and make themselves at home. Providing ample off road parking, a detached garage and well laid, private enclosed gardens.

Nestled in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The surrounding area provides a perfect balance of convenience and serenity, with local amenities and green spaces just a stone's throw away.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision yourself living in this wonderful property on Beaumaris Way.

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



Entrance Hall

13'5" x 6'6" (4.11 x 2.00)

UPVC double glazed door to front, stairs to first floor, radiator, power points, laminate flooring, under stairs storage cupboard, stairs to first floor.

Cloakroom/WC

4'11" x 3'1" (1.50 x 0.95)

Low level WC, vanity wash hand basin, laminate flooring.

Lounge

13'9" x 11'10" (4.20 x 3.61)

UPVC double glazed bay window to front, feature fireplace, laminate flooring, plaster walls, coved ceiling, radiator, power points.

Kitchen/Dining/Family Room

11'10" x 18'10" (3.63 x 5.76)

Lovely open plan living and kitchen, fitted with a range of base and walls units, work surfaces over, island/breakfast bar, stainless steel single drainer sink with mixer tap, splash back tiling, UPVC double glazed door and window to rear and side, laminate flooring, power points, radiators, coved ceiling, plaster walls, UPVC double glazed patio doors to rear.

Landing

7'7" x 7'3" (2.33 x 2.23)

Roof access hatch, plaster walls, UPVC double glazed window to side, carpeted.

Bedroom One

13'4" x 11'1" (4.07 x 3.40)

UPVC double glazed window to front, built in storage, plaster walls, laminate flooring, radiator, power points.

Bedroom Two

10'3" x 11'4" (3.13 x 3.46)

UPVC double glazed window to rear, built in storage, plaster walls, laminate flooring, radiator, power points.

Bedroom Three

10'5" x 7'7" (3.18 x 2.33)

UPVC double glazed window to front, built in storage, plaster walls, laminate flooring, radiator, power points.

Bathroom

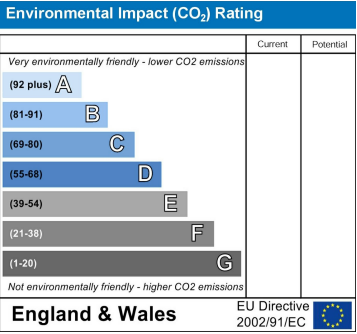
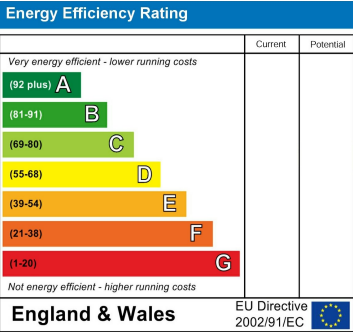
7'8" x 7'5" (2.34 x 2.27)

Panel bath with shower over, tiled around, low level WC, pedestal wash hand basin, UPVC double glazed obscured window to rear, vinyl flooring, towel radiator.

External

Front: Lawn with variety of plants, driveway providing ample off

road parking leading to detached garage.
Rear: Side access, enclosed and private, patio and lawn with variety of mature shrubs/hedges



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