



9 Coed Y Bryn, Blackwood NP12 1HA

Guide price £325,000

****MUST BE VIEWED** IMMACULATE DETACHED HOUSE IN SOUGHT AFTER LOCATION** **GUIDE PRICE £325,000 - £330,000****

Nestled in the charming area of Coed Y Bryn, Blackwood, this delightful modern and extended detached house offers a perfect blend of comfort and convenience. The property has been enhanced throughout with a fantastic extension, solid Oak internal doors, new flooring and en-suite. The space the property offers is ideal for both relaxation and entertaining guests. The well-appointed living spaces provide ample room for family gatherings or quiet evenings at home. The house boasts three generously sized bedrooms, ensuring that there is plenty of space for family members or guests. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. Additionally, the property features a modern family bathroom and en-suite and ground floor cloakroom/wc providing convenience and privacy for all occupants. One of the standout features of this home is the parking capacity, accommodating up to three vehicles. This is a rare find in residential properties and adds to the overall appeal, making it easy for families or those who enjoy hosting visitors. From its elevated position the property enjoys fantastic views from the well laid front garden and a lovely enclosed private rear garden.

Coed Y Bryn is a lovely location, offering a friendly community atmosphere while being close to local amenities and travel networks. Whether you are looking for a family home or a peaceful retreat, this property is sure to meet your needs. With its spacious layout and excellent parking facilities, this detached house is a wonderful opportunity for anyone seeking a new place to call home.

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



Entrance Hall

Composite front door, plaster walls and ceiling, laminate flooring, under stairs storage cupboard, radiator, stairs to first floor.

Cloakroom/WC

2'4" x 5'6" (0.72 x 1.7)

Close couple WC, inset vanity wash hand basin, splash back tiling, laminate flooring, plaster walls and ceiling, UPVC double glazed obscured window, radiator.

Lounge/Dining Room

9'10" x 27'2" (3.02 x 8.30)

Lounge: UPVC double glazed window to front, plaster walls and ceiling, power points, radiator, laminate flooring, open plan to dining area

Dining Area: UPVC double glazed windows and French doors leading to rear garden, plaster walls and ceiling with skylights and spot lighting, tiled flooring, radiator and power points.

Kitchen/Breakfast Room

9'4" x 16'1" (2.85 x 4.92)

UPVC double glazed windows to front and rear, UPVC double glazed door to rear, fitted with a range of gloss base and wall units, work surfaces over, integrated dishwasher, electric hob, eye level oven and microwave, extractor hood, plumbing for automatic washing machine, stainless steel single drainer sink with mixer tap, splash back tiling, tiled floor, radiator, power points.

Bedroom 1

9'0" x 11'5" (2.75 x 3.48)

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

En-Suite

8'9" x 4'2" (2.67 x 1.28)

Fitted with a walk in shower cubicle, close couple WC, inset vanity wash hand basin in unit, heated towel radiator, UPVC double glazed obscured window,

Bedroom 2

10'7" x 9'5" (3.24 x 2.89)

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

Bedroom 3

10'6" x 10'6" (3.22 x 3.21)

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

Bathroom

6'4" x 6'7" (1.94 x 2.01)

UPVC double glazed obscured window to front, panel bath, inset vanity wash hand basin, close coupled wc, fully tiled, tiled floor, heated towel radiator.

External

To the front: Driveway alongside the detached garage with further parking the other side of the garage. Variety of shrubs and flowers, lawn and steps leading to front and side.

Detached Garage: Benefits from power and light with an insulated office space.

To the rear: Enclosed rear garden with side access, Cotswold stone chippings, decked area, patio, variety of shrubbery. Externally the property benefits from outside socket and tap.

