



## 2 Great Western Cottages, Blackwood NP12 0SB

**Guide price £270,000**

**\*\*BEAUTIFUL SEMI DETACHED COTTAGE\*\* GUIDE PRICE £270,000 TO £280,000\*\***

Nestled in the charming area of Hollybush, Blackwood, this delightful semi detached cottage presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for a peaceful retreat.

Upon entering, you are welcomed into a beautifully fitted kitchen/dining room and a spacious reception room that offers a warm and inviting atmosphere with feature fireplace housing log burner, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout. The house features two bathrooms, providing convenience and privacy for all occupants.

Externally the property offers wonderful views of the surrounding area, off road parking, a lovely large enclosed decked area and access to the detached self contained space beneath.

The location in Hollybush is a significant highlight, offering a blend of tranquillity and accessibility with the cottage's location being in a picturesque semi rural location, yet residents can enjoy easy access to local amenities and surrounding natural beauty, making it an ideal spot for those who appreciate both community and nature with lovely walks within easy reach.

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





Hallway

UPVC double glazed stable door, plaster walls and ceiling, carpeted stairs to first floor.

Lounge

17'3" x 16'7" (5.27 x 5.08)

UPVC double glazed windows to front and rear, and door to rear, plaster walls and ceiling, Oak fire surround housing log burner, Oak alcove shelving, feature Arch window, under stairs cupboard, radiator, power points, carpeted.

Kitchen/ Dining Room

17'3" x 9'8" (5.27 x 2.97)

Beautifully fitted kitchen with lovely cottage style base and wall units and Quartz work surfaces over including a breakfast bar and matching upstands, the range cooker is to remain and there is an integrated washing machine, splash back tiling, laminate flooring, UPVC double glazed French doors to front, UPVC double glazed window to side, plaster walls and ceiling, roof access hatch, power points, radiator.

Utility Room

6'6" x 4'11" (2.00 x 1.52)

Plumbing, space for free standing appliances, UPVC double glazed door to rear.

Shower Room

4'11" x 4'11" (1.52 x 1.50)

Step in shower cubicle, low level WC, pedestal wash hand basin, plaster walls and ceiling, skylight, towel radiator, vinyl flooring.

Landing

Plaster walls and ceiling, roof access hatch, carpeted.

Bedroom 1

13'1" x 6'11" (3.99 x 2.11)

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

Bedroom 2

10'4" x 9'2" (3.16 x 2.81)

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

Bathroom

7'5" x 6'10" (2.28 x 2.09)

Panel bath with shower over, inset vanity wash hand basin, low level WC, splash back tiling, vinyl flooring, UPVC double glazed obscured window to rear, radiator.

Detached Garden Room

Situated just under the decked area this detached structure

offers endless possibilities for use as a home office, hobby or guest room comprising of an open plan space with plaster walls and ceiling, with spaces for cupboard and work surfaces, vinyl flooring, power points and separate shower room with fully tiled shower cubicle with electric shower, low level WC, wash hand basin, UPVC double glazed window and door.

External

The property offers parking within the shared parking area, shared pathway leading to the front of the house with large enclosed decked area, steps leading down to garden room. To the rear the property is a decked area and wood store.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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