



19 Montclair Avenue, Blackwood NP12 1EE

£255,000

****WELL PRESENTED VILLA STYLE HOME**FOUR BEDROOMS****

Nestled in the charming area of Montclair Avenue, Blackwood, this delightful bay fronted mid-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The versatile living areas can be tailored to suit your lifestyle, whether you envision a cosy living room or a vibrant dining space, with a large open plan kitchen and central island. The layout of the home promotes a warm and welcoming atmosphere, making it an ideal setting for family gatherings or quiet evenings in. With four bedrooms, three to the first floor and one to the ground floor with its own entrance and en-suite wet room. This is particularly advantageous for larger families or those who enjoy hosting visitors or those who work from home can benefit from a separate office space. In addition to its spacious interiors, the house offers a well laid good size enclosed rear garden and parking for approximately two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, knowing that your vehicles are securely parked. Montclair Avenue is situated in a friendly neighbourhood, providing a sense of community while still being close to local amenities, schools, and parks. With its generous living space, modern conveniences, and a prime location, it is a property that truly deserves your attention.

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



Entrance Hall

UPVC double glazed door, plastered walls and ceiling, click tile flooring, carpeted stairs to landing.

Lounge/Dining Room

21'10" x 13'6" (6.67 x 4.13)

UPVC double glazed bay window with built in window seat and UPVC double glazed window to the rear, radiators, plaster walls and ceiling with feature wall, click tile flooring, power points open plan layout to kitchen.

Kitchen

11'6" x 9'10" (3.52 x 3.02)

UPVC double glazed French doors to rear, vertical radiator, Shaker style base and wall units with work surface over, central Island with twin ceramic sink, range cooker with 5 burner gas hob and electric oven, integrated dishwasher, extractor hood. plastered walls and ceiling, click tile flooring, power points.

Utility Room

4'5" x 4'3" (1.37 x 1.31)

Plastered walls and ceiling, plumbing for automatic washing machine, space for freestanding appliances, radiator, power points, click tile flooring power points

Bedroom 4 / Office

12'2" x 9'9" (3.72 x 2.98)

UPVC double glazed doors leading to rear garden, plaster walls and ceiling, laminate flooring power points, radiator.

En-suite Wet room

5'8" x 6'1" (1.73 x 1.87)

Fitted with a shower, low level WC, wash hand basin, tiled walls and with vinyl flooring, radiator.

Landing

Carpeted, airing cupboard housing the boiler, plastered walls and ceiling, loft access with ladder, loft is part boarded with electrics.

Master Bedroom

16'0" x 13'6" (4.89 x 4.14)

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

Bedroom 2

10'9" x 9'8" (3.28 x 2.95)

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

Bedroom 3

10'9" x 5'5" (3.28 x 1.67)

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

Bathroom

9'8" x 4'4" (2.96 x 1.33)

Panel bath, inset sink in vanity unit, low level WC, splash back tiling, plaster walls and ceiling tiled floor.

External

To front: paved forecourt with gate.

To the rear: enclosed good size patio area, path leading to further patio area with large shed and artificial lawn area, gate leading to driveway providing off road parking.

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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