



## 63 Brynglas Avenue, Blackwood NP12 2DD

**Guide price £125,000**

**\*\*EXCELLENT FIRST TIME BUY/INVESTMENT OPPORTUNITY\*\*GUIDE PRICE £125,000 TO £135,000\*\***

An opportunity to purchase this spacious semi detached property situated in Pontllanfraith. The property offers living accommodation comprising to the ground floor of entrance hall with stairs too first floor, lounge, separate dining room, kitchen and rear outbuilding with access to w/c. To the first floor there are three bedrooms and bathroom. Further benefits include double glazing and gas central heating. Externally the property has good size gardens to both front and rear with side access. Viewing is highly recommended at the earliest opportunity and the property is being offered for sale with no chain.

In summary, this semi-detached house on Brynglas Avenue presents an excellent opportunity for anyone looking to settle in a lovely part of Blackwood. With its generous living spaces, three bedrooms, and a convenient location, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming house your new home.

TENURE: We are advised Freehold

COUNCIL TAX BAND: B

EPC: D





Entrance

UPVC double glazed door, reception room door leading to the right , reception room 2 door leading to the left, stairs leading to landing, carpet flooring

Reception One

17'9" x 10'8" (5.43 x 3.26)

Wooden and glass door to enter and also at rear of the room leading to kitchen, UPVC double glazed windows to front and rear, electric fire place, carpet flooring, radiators and power points.

Reception room 2

11'0" x 10'2" (3.36 x 3.12)

Wooden and glass door, UPVC double glazed window to front, stone fireplace and archway, carpet flooring, radiators and power points.

Kitchen

11'0" x 6'0" (3.36 x 1.83)

UPVC double glazed window and door to rear, matching base and wall units, roll edge work surface stainless steel sink with mixer tap, vinyl flooring, storage cupboard, power points.

Outbuilding

Leading from kitchen - outbuilding/sunroom with shed/storage space , W/C and single pane glass sides with wooden door leading to garden.

Landing

UPVC double glazed window to rear, wooden doors leading to all upstairs room, carpet flooring. roof access hatch, radiator.

Bedroom 1

12'7" x 11'4" (3.84 x 3.46)

UPVC double glazed window to front, carpet flooring, radiator and power points.

Bedroom 2

12'9" x 8'7" (3.90 x 2.63)

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

Bedroom 3

8'1" x 8'0" (2.47 x 2.45)

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

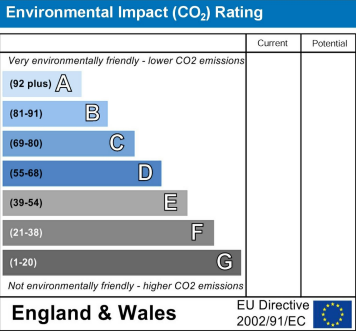
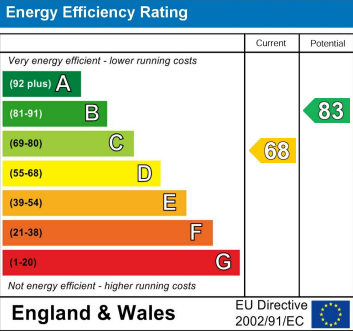
Bathroom

5'2" x 7'8" (1.60 x 2.34)

UPVC double glazed obscured window to rear, vinyl flooring, radiator, panel bath, pedestal wash hand basin, low level wc, part tiled, cupboard housing boiler.

External

Side access gate, patio, lawn, variety of shrubs/plants to front and rear.



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