



31 Pen Y Groes, Blackwood NP12 0ER

Asking price £250,000

****WELL PRESENTED THREE BEDROOM DETACHED HOUSE****

Nestled in the charming area of Pen Y Groes, Oakdale, Blackwood, this delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, master with en-suite, two reception rooms and conservatory, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, providing a warm and inviting atmosphere throughout.

Externally, the property also boasts parking for two vehicles, ensuring that you and your guests have ample space for vehicles, a valuable feature in today's busy world, front garden with side access to enclosed rear garden with a variety of mature shrubs/plants.

This home is not only a sanctuary but also a gateway to the local community. Residents can enjoy the nearby amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate both tranquility and accessibility. This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant area. With its spacious interior and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming house your new home.

TENURE: Freehold
COUNCIL TAX BAND: D
EPC: C



Entrance Hall

UPVC double glazed door, plastered walls and ceiling, carpet flooring, cloakroom/wc, stairs leading to first floor.

Kitchen

13'2" x 6'2" (4.02 x 1.90)

UPVC double glazed window to front, fitted with a range of cream gloss base and wall units, work surfaces over, stainless steel bowl and a half single drainer sink, integrated dishwasher, integrated fridge/freezer, built in gas top hob and electric oven. plumbing for automatic washing machine, tiled splash back. plastered walls and textured ceiling, power points, laminate flooring

Dining Room

17'7" x 12'10" (5.38 x 3.92)

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

Lounge

7'4" x 15'8" (2.24 x 4.80)

UPVC double glazed window to rear with sliding double doors leading into conservatory, plastered walls and textured ceiling, power points, radiators, carpet flooring.

Conservatory

10'0" x 10'9" (3.05 x 3.29)

UPVC double glazed conservatory with French doors leading on to rear garden, lower half brick, tiled flooring, power points,

Cloakroom/WC

3'11" x 2'6.5" (1.21 x .81)

Low level WC, inset vanity wash hand basin, splash back tiling, tiled flooring, plaster walls, radiator.

Landing

UPVC double glaze window to side, carpeted, airing cupboard, plastered walls and textured ceiling.

Bedroom 1

10'1" x 10'5" (3.09 x 3.19)

UPVC double glazed window to front, plastered walls and textured ceiling, power points, radiator, carpet flooring, built in wardrobe with 3 doors,

En -Suite

8'5" x 2'52.7" (2.57 x .77)

Fitted with a walk in shower cubicle, low level WC, wash hand basin, radiator, UPVC double glazed obscured window, power points, tile flooring.

Bedroom 2

12'8" x 8'5" (3.88 x 2.59)

UPVC double glazed window to rear, plastered walls and textured ceiling, power points, radiator, carpet flooring.

Bedroom 3

8'5" x 9'4" (2.59 x 2.85)

UPVC double glazed window to rear, plastered walls, textured ceiling, power points, radiator, carpet flooring.

Bathroom

6'7" x 5'10" (2.01 x 1.8)

UPVC double glazed obscured window to front, panel bath, wash hand basin, low level wc, half tiled, tiled floor, radiator.

External

To front of property - driveway providing off road parking, small lawn area. side path with side gate leading to rear of the property.

To the rear of the property: enclosed rear garden with patio slabs and chippings with variety of mature shrubs.

