



## 44 Newbridge Road, Blackwood NP12 2LB

**£184,950**

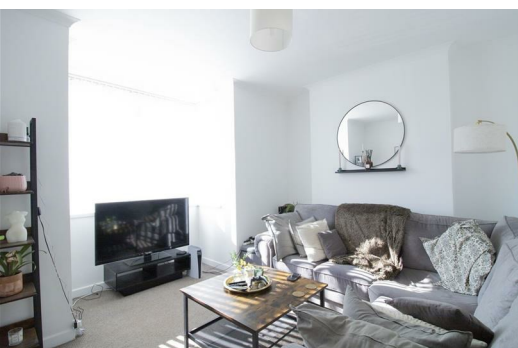
**\*\* WELL PRESENTED SEMI DETACHED HOUSE WITH OFF ROAD PARKING\*\***

Located on Newbridge Road in Pontllanfraith, Blackwood, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two separate reception rooms, good size fitted kitchen, ground floor bathroom and three well-proportioned bedrooms, this property is ideal for first time buyers, families or those seeking extra space.

The property further benefits from double glazing and gas central heating and externally offers good size front and rear gardens with off road parking to the rear.

Surrounded by local amenities and excellent transport links, this home is perfectly situated for those who appreciate both tranquillity and accessibility. Do not miss the chance to make this charming house your new home.

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



Entrance Hall

Composite front door, half tiled walls, carpeted, stairs to first floor.

Reception One

12'4" x 11'11" (3.77 x 3.65)

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

Reception Two

13'2" x 11'6" (4.02 x 3.53)

Window to rear, plaster walls and ceiling with coving, under stairs storage cupboard, feature fire place, feature stain glass window to side, radiator, power points, carpeted.

Kitchen

12'0" x 8'5" (3.68 x 2.57)

Fitted with Shaker style base and wall units, work surfaces over, plaster walls and ceiling, splash back tiling, stainless steel single drainer sink, space for free standing appliances, radiator, power points, vinyl flooring.

Bathroom

8'6" x 5'1" (2.61 x 1.57)

White suite comprising panel bath, pedestal wash hand basin, low level WC, PVC panelling, heated towel radiator, vinyl flooring.

Landing

Plaster walls and ceiling, roof access hatch, carpeted.

Bedroom One

13'1" x 10'9" (4.00 x 3.29)

X2 UPVC double glazed windows to front, plaster walls and ceiling with coving, radiator, power points, carpeted, ornamental fire place.

Bedroom Two

10'7" x 10'2" (3.25 x 3.10)

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

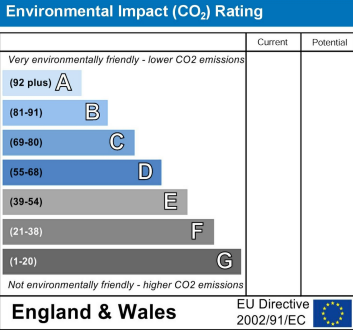
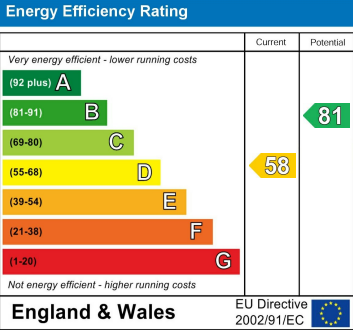
Bedroom Three

8'5" x 8'4" (2.58 x 2.56)

UPVC double glazed window to rear, plaster walls and ceiling with coving, power points, airing cupboard with boiler.

External

Front: Lawn to front garden, steps leading to front door.  
Rear: Patio area with steps leading to second patio area, hard standing providing off road parking.



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