



33 Woodfieldside Road, Pontllanfraith Blackwood NP12 2RG

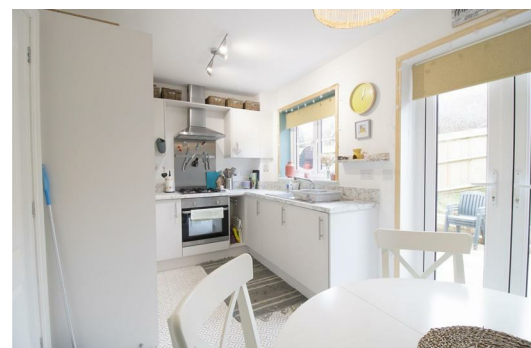
£204,950

Are you looking for your first buy or to downsize? Something modern with plenty of space and light and not overlooked and with off road parking? Then this is the one for you!!

Nestled in the charming area of Pontllanfraith, this nearly new house on Woodfieldside Road offers a delightful blend of modern living and comfort. Built in 2022, this property boasts contemporary design and high-quality finishes, making it an ideal choice for those seeking a fresh start in a vibrant community. The house features a spacious reception room and a modern fitted kitchen/dining room with French doors to rear perfect for entertaining guests or enjoying quiet evenings at home. With two double bedrooms, there is ample space for relaxation and rest. The property also includes a first floor bathroom and ground floor W/C, ensuring convenience for both residents and visitors alike. One of the standout features of this home is the provision for parking, accommodating up to two/three vehicles, which is a significant advantage in today's busy world. The good size garden with extended patio area, enclosed lawn to rear and side, offers additional space and is not overlooked.

This property is perfect for first-time buyers, small families, or anyone looking to downsize without compromising on quality. The new build status means that you can enjoy the benefits of modern construction, including energy efficiency and low maintenance. With its prime location in Pontllanfraith, you will find yourself well-connected to local amenities, schools, and transport links, making daily life both convenient and enjoyable. Don't miss your chance to make this lovely property your new home.

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



Entrance

.291'11" x 5'2" (.89 x 1.58)

Composite front door, plaster walls and ceiling, vinyl flooring.

Cloakroom/WC

.246'0" x 5'2" (.75 x 1.58)

UPVC double glazed obscured window to front, low level WC, pedestal wash hand basin, splash back tiling, plaster walls and ceiling, vinyl flooring, radiator.

Lounge

13'6" x 13'5" (4.12 x 4.09)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted, stairs to first floor.

Kitchen/Dining Room

13'6" x 7'4" (4.13 x 2.26)

UPVC double glazed window and French doors to rear, fitted with modern base and wall units with work surfaces over, single drainer sink, integrated appliances including washing machine, fridge/freezer, oven, gas hob, extractor hood, power points, radiator, vinyl flooring, plaster walls and ceiling.

Bedroom 1

12'9" x 9'7" (3.90 x 2.94)

UPVC double glazed window to front, plaster walls and ceiling with panelling, walk in wardrobe, radiator, power points, carpeted.

Bedroom 2

6'11" x 10'11" (2.13 x 3.35)

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

Bathroom

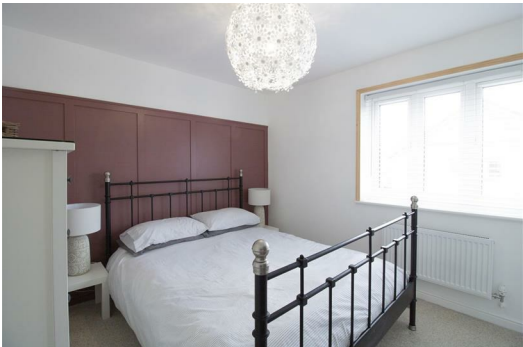
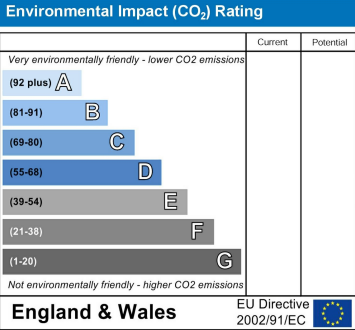
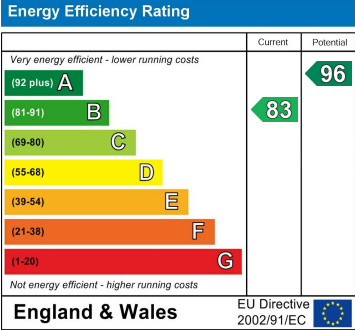
5'10" x 5'9" (1.80 x 1.77)

UPVC double glazed obscured window, panel bath with shower over, low level WC, pedestal wash hand basin, radiator, plaster walls and ceiling, tiled splash back, vinyl flooring.

External

To the front: Off road parking for 2/3 vehicles

To the rear: Extended patio area, enclosed lawn to rear and side and side access.



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