



Hazeldene St. Davids Avenue, Blackwood Gwent NP12 0PD

£310,000

****WELL PRESENTED BAY FRONTED SEMI DETACHED HOUSE** GARAGE****

Nestled in the charming area of Woodfieldside, Blackwood, this substantial semi-detached house on St. Davids Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space and additional benefit of a loft room. The layout includes a welcoming lounge/dining room with French doors and multi fuel burner perfect for relaxation or entertaining guests, and a large modern fitted kitchen/breakfast room with integrated appliances and French doors leading to rear garden.

The property also benefits from a lovely enclosed rear garden and garden to front, a good size detached garage, ensuring ease of access and convenience. The surrounding area is known for its friendly community and local amenities, making it a desirable location for both families and professionals alike.

This home presents an excellent opportunity for those looking to settle in a peaceful yet accessible neighbourhood. With its spacious interiors and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

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



Porch

UPVC double glazed door, oak glass door, plastered walls and ceiling.

Hallway

Plastered walls and ceiling, coving, porcelain floor, stairs to landing, carpeted, radiator, power point.

Living Room / Dining Room

25'5" x 12'6" (7.77 x 3.83)

UPVC double glazed patio doors to front, UPVC double glazed window to rear, plastered walls and ceiling, fireplace housing log burner with slate base, laminate floor, radiators, power points.

Kitchen /Breakfast Room

10'9" x 17'8" (3.3 x 5.4)

UPVC double glazed patio doors to rear and windows to side, range of matching base and wall high gloss units, integrated eye level double oven and microwave, electric hob, dishwasher, washing machine and tumble dryer, stainless steel sink with drainer and mixer tap, roll edge worktop with breakfast bar area, cupboard housing boiler, vertical radiator, tiled floor power points.

W/C

.200'1" x 5'3" (.61 x 1.61)

Low level w/c, vanity hand basin, half tiled wall, plastered ceiling, tiled floor.

Landing

Plastered walls and ceiling, carpet to floor, power points, understairs storage.

Bedroom 1

10'2" x 15'3" (3.1 x 4.67)

UPVC double glazed bay fronted windows, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 2

10'2" x 11'1" (3.1 x 3.4)

UPVC double glazed patio doors with Juliet glass balustrade, UPVC double glazed window to side, plastered walls and ceiling, laminate floor, radiator, power points.

Bedroom 3

10'2" x 8'10" (3.1 x 2.7)

UPVC double glazed window to rear, plastered walls and ceiling, laminate floor, radiator, power points.

Bathroom

5'6" x 7'6" (1.7 x 2.3)

UPVC double glazed obscured window to side, large jet bath, close couple w/c, pedestal hand wash basin, corner shower unit, heated towel rail, tiled floor and walls, plastered ceiling.

Loft Room

13'1" x 11'0" (4.0 x 3.37)

Stairs leading to loft room, UPVC double glazed window to side, UPVC double glazed sky light to front, plastered walls and ceiling, power points.

Exterior

To front of property, steps leading to patio area. To rear, wrap around patio area, stone wall and steps leading to grass lawn area, leading to garage with UPVC doubled glazed windows, roller shutter and electrics.

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

