



46 Cae Collen, Blackwood NP12 1FF

Offers over £160,000

****FANTASTIC OPPORTUNITY** IMMACULATE TWO BEDROOM PROPERTY****

Nestled in the charming area of Cae Collen, Blackwood, this modern mid-link house presents an excellent opportunity for those seeking a comfortable and stylish home. With well-proportioned, inviting layout, this property offers ample space for both relaxation and entertaining.

The house features two bedrooms, both with fitted wardrobes, providing a peaceful retreat for rest and relaxation.

The property further benefits from a beautiful rear garden and off road parking available for two vehicles, a rare find in many urban settings.

Overall, this mid-link house in Blackwood combines modern living with practicality, making it a wonderful place to call home. Whether you are a first-time buyer or looking to downsize, or looking for a turn key investment property, this is sure to meet your needs and exceed your expectations. Don't miss the chance to view this delightful home.

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



Entrance Hall

3'3" x 8'2" (1.0 x 2.5)

UPVC double glazed front door, plastered walls and ceiling, radiator, power point, laminate floor.

Kitchen

7'6" x 7'5" (2.29 x 2.28)

UPVC double glazed window to front, range of matching base and wall units, roll edge worktop, stainless steel one and a half bowl sink with drainer and mixer tap, built in electric oven and gas hob, combi boiler, tile splash back, plastered walls and ceiling, power points, vinyl floor,

Lounge

16'8" x 11'1" (5.1 x 3.4)

UPVC double glazed sliding patio doors, papered and plastered walls and ceiling with coving, stairs leading to first floor, radiator's, power points, laminate floor.

Conservatory

8'6" x 9'2" (2.6 x 2.8)

UPVC double glazed windows and double patio doors to rear, fitted blinds to all windows and doors, radiator, power points, laminate floor.

Landing

Plastered walls textured ceiling, power point, storage cupboard, carpet to floor

Bedroom 1

9'2" x 11'3" (2.8 x 3.43)

UPVC double glazed window to rear, built in wardrobes, plastered walls textured ceiling, storage cupboard, radiator, power points, laminate floor.

Bedroom 2

10'2" x 6'2" (3.1 x 1.9)

UPVC double glazed window to front, built in wardrobes, plastered walls textured ceiling, storage cupboard, radiator, power points, laminate floor.

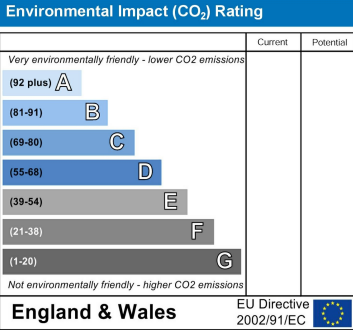
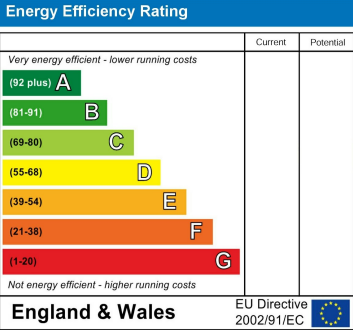
Bathroom

4'5" x 9'6" (1.35 x 2.9)

UPVC double glazed obscured window to front, low level w/c, pedestal hand wash basin, panelled bath with shower over, tiled splash back, plastered walls textured ceiling, radiator, vinyl floor.

Exterior

Front: front garden with chippings and small shrubbery, allocated parking for two vehicles.
Rear: Lovely maintained garden with lawn, variety of shrubs, flowers, gate leading to woodland.



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