



## 102 Bedwellty Road, Blackwood NP12 3HB

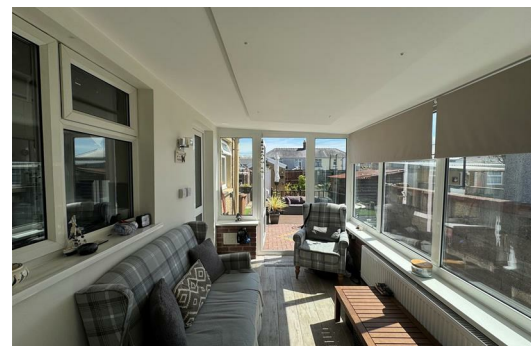
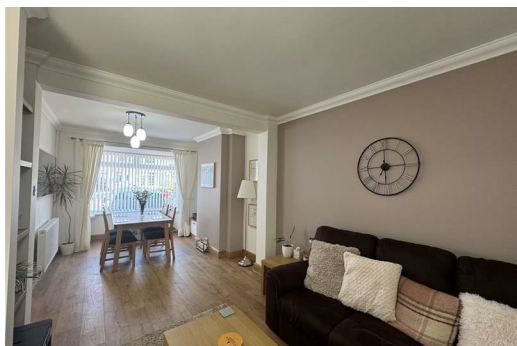
**Offers over £190,000**

**\*\*FANTASTIC FIRST TIME BUY/FAMILY HOME\*\*IMMACULATELY PRESENTED\*\***

Situated on Bedwellty Road in the charming area of Cefn Fforest, Blackwood, this delightful semi-detached house offers a perfect blend of comfort and convenience. The house features a lovely lounge/dining room, conservatory, fitted kitchen and ground floor bathroom. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Additionally, the property boasts parking for two vehicles with an electrical vehicle charging point, a valuable asset in this desirable location.

Cefn Fforest is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. This home presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs, viewing is highly recommended. Don't miss the chance to make this lovely house your new home.

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



Hallway

UPVC double glazed door to front, plastered walls, textured ceiling, laminate floor, Oak staircase, carpeted stairs to first floor, vertical radiator, power points.

Reception Room

15'10" x 23'11" (4.83 x 7.29)

UPVC double glazed bay fronted windows, UPVC double glazed patio doors to rear, plastered walls and ceiling, coving, laminate floor, radiators, power points, Oak internal door.

Conservatory

7'1" x 11'9" (2.17 x 3.59)

UPVC double glazed windows and door to rear, plastered walls and ceiling, tiled floor, radiator, power points.

Kitchen

11'6" x 7'7" (3.51 x 2.32)

UPVC double glazed window and door to side, matching high gloss base and wall units, rollover edge worktop, integrated eye level electric oven and microwave, integrated electric hob, stainless steel sink with drainer and mixer tap, tiled floor, tiled splash back, plastered walls and ceiling, vertical radiator, power points.

Bathroom

7'7" x 5'4" (2.32 x 1.63)

UPVC double glazed obscure window to side, panelled bath with shower over head, built in vanity w/c and hand wash basin, tiled walls and floor, plastered ceiling, heated towel rail.

Landing

UPVC double glazed window to side, carpet to floor, plastered walls, textured ceiling.

Bedroom 1

10'11" x 12'0" (3.33 x 3.68)

UPVC double glazed windows to front, built in wardrobes, plastered walls, textured ceiling, carpet to floor, radiators, power points.

Bedroom 2

7'8"x 10'4" (2.35x 3.16)

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

Bedroom 3

7'9" x 7'4" (2.38 x 2.26)

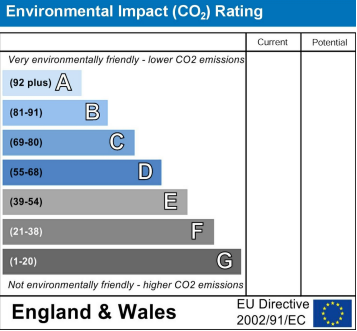
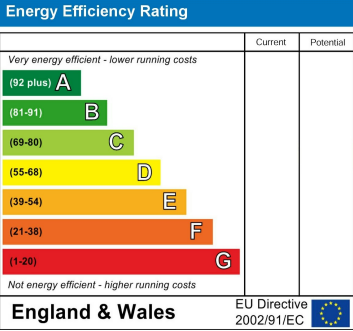
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet to floor, radiator, power points.

Exterior

To front: Paved double drive way with electrical car charge point,

side access.

To rear: Paved patio area, decked area, artificial grass area, paved path leading to bottom of the garden with a chippings area, wooden shed and concrete shed, mature shrubs.



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