



## 9 Penywaun Close, Blackwood NP12 0BL

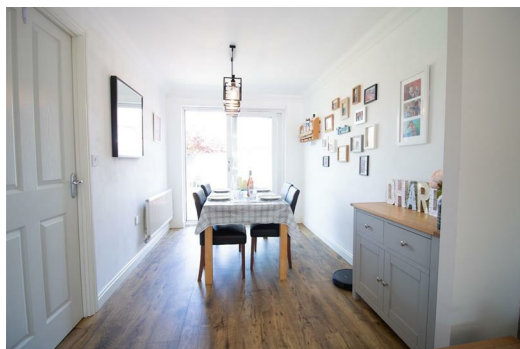
**Offers in excess of £325,000**

**\*\*IMMACULATE DETACHED FAMILY HOME\*\* MUST BE VIEWED-OPEN DAY SATURDAY 24TH MAY 2025 - SPACES AVAILABLE FROM 12PM - CALL THE OFFICE ON 01495 244444 OPTION 2 TO BOOK YOUR SLOT\*\***

Nestled in the charming area of Penywaun Close, Oakdale, Blackwood, this splendid detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts three well-appointed reception rooms comprising of lounge through to dining room, additional reception room and large recently refitted kitchen with integrated appliances, providing versatile spaces. Whether you prefer a cosy evening in the lounge or hosting gatherings, these rooms cater to all your needs. With three bathrooms, morning routines will be a breeze, allowing for convenience and privacy for all family members. The thoughtful layout ensures that everyone can enjoy their own space without the usual morning rush.

Externally the property provides a fantastic large, sunny and level rear garden with Indian Sandstone patio areas and large artificial lawn providing plenty of space for entertaining and space for children. Parking is made easy with space for three vehicles, a valuable feature in today's busy world and an EV charger. The property is situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in a welcoming community within easy reach local amenities and excellent school as well as being within easy reach of travel networks.

This delightful home in Oakdale is not just a house; it is a place where memories are made. With its generous living spaces and convenient amenities, it presents an exceptional opportunity for anyone looking to embrace a





### Entrance Hall

Double glazed entrance door, plaster walls and ceiling, laminate flooring, stairs to first floor.

### Reception One

10'6" x 14'1" (3.224 x 4.312)

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

### Reception Two

7'9" x 11'2" (2.365 x 3.414)

UPVC double glazed patio doors to rear, plaster walls and ceiling with coving, radiator, power points, laminate flooring.

### Kitchen

11'2" x 13'8" (3.420 x 4.168)

Recently refitted kitchen with matching Shaker style units, work surfaces over with splash back tiling, eye level double oven, gas hob, extractor hood, integrated dishwasher, stainless steel bowl and half drainer sink with mixer spray tap, LVT flooring, radiator, power points, breakfast bar, UPVC double glazed window and door to rear, under stairs storage cupboard.

### Cloakroom/WC

5'4" x 3'1" (1.646 x 0.943)

Low level WC, vanity wash hand basin, splash back tiling, radiator.

### Reception Three

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, laminate flooring.

### Landing

Plaster walls and ceiling, carpeted, storage cupboard, roof access hatch leading to loft, partially boarded with lighting.

### Bedroom One

10'7" x 10'7" (3.232 x 3.241)

UPVC double glazed window to front, plaster walls and ceiling, radiator, power points, built in wardrobes, carpeted.

### En-Suite

3'1" x 6'2" (0.964 x 1.899)

Fitted with a step in shower cubicle, inset sink in vanity unit, low level WC, splash back tiling, heated towel rail, shaver socket, herringbone style vinyl flooring, UPVC double glazed obscured window to front.

### Bedroom Two

12'4" x 9'6" (3.782 x 2.907)

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

### Bedroom Three

9'0" x 10'9" (2.766 x 3.292)

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

### Bedroom Four

12'9" x 8'9" (3.887 x 2.691)

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

### Bathroom

6'6" x 8'9" (1.988 x 2.691)

UPVC double glazed obscured window to rear, recently refitted white bathroom suite with matt black fittings comprising of panel bath with shower over, inset sink in vanity unit, low level WC, heated towel radiator, herringbone vinyl flooring, fully tiled.

### External

To the front: Driveway providing ample off road parking, lawn, shrubbery.

To the rear: Side gate access, well laid and level rear garden benefitting from Indian Sandstone patios, artificial lawn, to the other side is a Cotswold stone area with large shed which has power and light. Further benefits are an EV charger, double external socket and a hot and cold tap. The garden is completely enclosed and further benefits from the sun throughout the day.

