



4 Glen View, Blackwood Gwent NP12 0SQ

£175,000

****EXCELLENT FIRST TIME BUY/FAMILY HOME**WELL PRESENTED THREE BEDROOM HOUSE****

Nestled in the charming area of Glen View, Hollybush, Blackwood, this delightful, well presented mid-terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts well-proportioned lounge/dining room and a good size modern fitted kitchen, perfect for entertaining guests or enjoying quiet evenings with loved ones. With three good size bedrooms and master en-suite, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and practicality. Externally the property benefits from front and rear gardens with lovely scenic views

The surrounding area of Hollybush offers a friendly community atmosphere, with local amenities and green spaces nearby, and also within close proximity of major road networks ensuring that residents can enjoy both convenience and leisure.

If you are looking for a home that combines space, comfort, and a welcoming neighbourhood, this mid-terrace house in Glen View is certainly worth considering.

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



Entrance

UPVC door to entrance/hall, emulsion finish to walls, paper finish to ceiling, tiles to flooring, door through to lounge/dining room.

Lounge/Dining Room

22'0" x 17'3" (6.72 x 5.28)

UPVC window to front aspect, UPVC patio doors to rear access, feature log burner in surround, emulsion finish to walls and ceiling, door to storage, stairs leading to the first floor, 2 x radiators, wood laminate to flooring.

Kitchen

13'0" x 10'0" (3.98 x 3.07)

UPVC window to side aspect, fitted kitchen with matching wall and floor units, space for free standing appliances, electric oven/hob/extractor fan, sink with drainer, emulsion finish to walls and ceiling, tiles to splashback, radiator, wood laminate to flooring.

Hallway

UPVC door to rear access, emulsion finish to walls, textured finish to ceiling, tiles to flooring.

Bathroom

8'7" x 8'7" (2.62 x 2.63)

UPVC window to rear aspect, panel bath, low level WC, pedestal wash hand basin, separate tiled shower with power shower overhead, emulsion/wood panelling to walls, textured finish to ceiling, radiator, chrome heated towel rail, vinyl to flooring.

Stairs/Landing

Emulsion finish to walls, carpet to stairs, textured finish to ceiling, radiator, wood laminate flooring to landing.

Bedroom One

10'5" x 17'3" (3.20 x 5.26)

2 x UPVC windows to front aspect, emulsion finish to walls, textured finish to ceiling, radiator, wood laminate to flooring.

Ensuite

5'0" x 8'9" (1.54 x 2.68)

Low level WC, pedestal wash hand basin, separate tiled shower enclosure with bi-folding doors, emulsion finish to walls, textured finish to ceiling, tiles to splash back and flooring, chrome heated towel rail.

Bedroom Two

12'9" x 9'7" (3.89 x 2.93)

UPVC window to rear aspect, emulsion finish to walls and ceiling, radiator, wood laminate to flooring.

Bedroom Three

10'4" x 11'8" (3.15 x 3.56)

UPVC window to rear aspect, emulsion finish to walls and ceiling, radiator, wood laminate to flooring.

Externally

Front:

Steps leading to entrance and patio area to enjoy beautiful scenic views.

Rear:

Steps leading to lawn/patio area with storage outbuilding and gated access to the rear.

Tenure Freehold

EPC F

Council Tax Band B

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		
	73	79
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	

