



## 16 The Glade, Blackwood NP12 2HB

**Offers over £410,000**

**\*\*REDUCED FOR QUICK SALE\*\*VIEWING HIGHLY RECOMMENDED\*\***

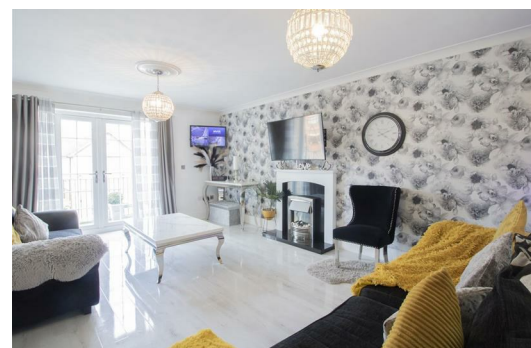
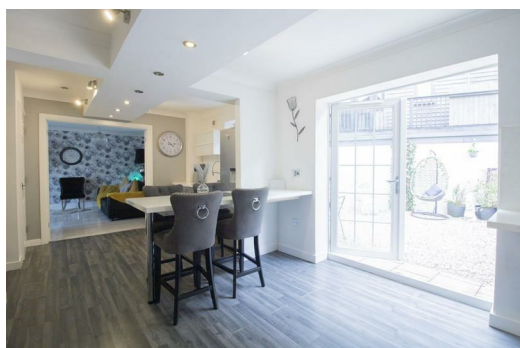
Parkmans are delighted to offer for sale this beautifully presented detached home in the popular village of Wyllie. The property offers spacious living accommodation throughout set over three floors and currently adapted for multi generational living.

Briefly comprising to the ground floor entrance/hallway, two bedrooms, shower room and utility area.  
The first floor consists of lounge with sweeping balcony, kitchen/dining room, shower room and bedroom 5.  
The second floor benefits from additional three bedrooms and family bathroom.

Further benefits include double glazing throughout and gas central heating.

Externally the property has off road parking with garage and storage to the front and to the rear an enclosed low maintenance garden with steps leading to a summer house/man cave.

Must be viewed to fully appreciate.



### Entrance/Hallway

16'4".213'3" x 6'5" (5.65 x 1.97)

Composite door to front entrance, under stair storage x 2, emulsion finish to walls and ceiling, radiator, wood laminate to flooring.

### Utility Room

9'3" x 11'0" (2.82 x 3.36)

Floor units with space for free standing appliances, stainless steel sink, cupboard with housing for Worcester boiler system, emulsion/paper finish to walls, emulsion finish ceiling, radiator, wood laminate to flooring.

### Shower room

4'5" x 6'5" (1.36 x 1.96)

Low level WC, step in shower cubicle, tiles to walls and flooring, PVC to ceiling, radiator.

### Bedroom Two

12'2" x 12'10" (3.72 x 3.93)

UPVC window to side aspect, emulsion finish to walls and ceiling, 1 x paper feature wall, radiator, wood laminate to flooring.

### Bedroom Three

11'8" x 12'10" (3.56 x 3.93)

UPVC window to side aspect, french doors to front aspect, emulsion finish to walls and ceiling, radiator, wood laminate to flooring.

### Kitchen

13'0" x 20'2" (3.98 x 6.17)

UPVC window to rear aspect, french doors to rear access, fitted kitchen with matching walls and floor units, integrated fridge/freezer, BUSH range cooker with 8 ring gas hob, stainless steel sink with drainer, space for free standing appliances, storage cupboard, wood laminate to flooring.

### Lounge

19'1" x 12'11" (5.82 x 3.94)

UPVC window to rear aspect, french doors to front access leading onto sweeping balcony, electric feature fire in surround, emulsion finish to walls and ceiling, 1 x paper feature wall, 2 x radiators, wood laminate to flooring.

### Hall

4'11" x 4'4" (1.52 x 1.33)

Emulsion finish to walls and ceiling.

### Bedroom Five

9'10" x 11'6" (3.02 x 3.53)

UPVC window to front aspect, 2 x double built in wardrobes, emulsion finish to walls and ceiling, 1 x paper feature wall, radiator.

### Shower Room

4'5" x 6'10" (1.35 x 2.09)

UPVC window to front aspect, low level WC, step in shower, space saving wash hand basin in vanity unit, emulsion finish to walls and ceiling, tiles to splash back and flooring.

### Landing

2'8" x 11'7" (0.82 x 3.54)

Emulsion finish to walls and ceiling, carpet to flooring.

### Bedroom One

14'0" x 13'3" (4.28 x 4.04 )

UPVC window to front and rear aspect, door to built in wardrobe/storage, emulsion finish to walls and ceiling, 1 x paper feature wall, radiator, wood laminate to flooring.

### Bedroom Four

11'10" x 11'3" (3.63 x 3.43)

UPVC window to front aspect, built in wardrobes, emulsion finish to walls and ceiling, radiator, carpet to flooring.

### Bedroom Six

8'9" x 8'11" (2.68 x 2.72)

UPVC window to rear aspect, built in fitted wardrobes, emulsion finish to walls and ceiling, radiator, wood laminate to flooring,

### Bathroom

7'8" x 9'10" (2.36 x 3.01 )

UPVC window to rear aspect, free standing bath, low level WC in vanity, counter top wash hand basin set on solid wood surface, built in vanity storage, radiator, emulsion finish to walls and ceiling, tiles to splash back, vinyl to flooring.

### Externally

Externally the property benefits from off road parking with garage and storage to the front and to the rear an enclosed low maintenance garden with steps leading to a summer house/man cave.

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: G

