



4 Mayhill Bungalows , Blackwood Gwent NP12 1EB

Offers in the region of £300,000

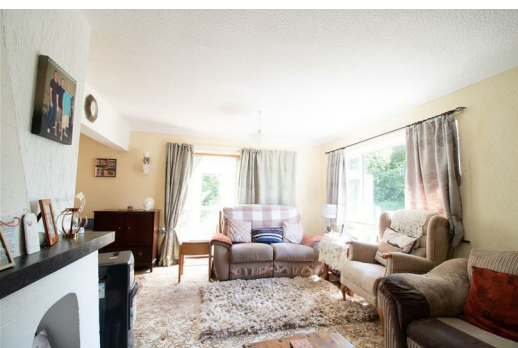
****GOOD SIZE DETACHED PROPERTY**THREE/FIVE BEDROOMS**GARAGES AND PARKING****

Nestled in this quiet, charming area in Blackwood, this delightful detached bungalow offers a perfect blend of comfort and convenience with versatile living. With spacious accommodation offering 3/5 bedrooms or lounge/dining room with additional 2 reception rooms the opportunity for adapting to suit your lifestyle is endless. The well-appointed living areas are designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home. Additionally, the property features two modern bathrooms, providing convenience and privacy for all occupants and good size modern fitted kitchen.

One of the standout features of this home is the lovely mature, private gardens with parking and garages available, making it an excellent choice for families or those who enjoy having guests.

In summary, this detached bungalow in Blackwood is a wonderful opportunity for those seeking a comfortable and spacious home, with its convenient location for the town centre, local amenities and schools. With its versatile accommodation, it is well-suited for family living. The added benefit of parking makes this property a practical choice for modern lifestyles. Do not miss the chance to make this lovely bungalow your new home.

TENURE: We are advised Freehold
EPC: D
COUNCIL TAX BAND: E



Porch

7'1" x 7'7" (2.16 x 2.33)

UPVC double glazed door and windows to front, rendered walls, tiled floor.

Entrance Hall

7'1" x 6'11" (2.16 x 2.11)

UPVC double glazed door and windows, wood panelling to walls and ceiling, carpet to floor.

Utility Room

7'1" x 5'1" (2.16 x 1.57)

UPVC double glazed door to rear, wooden door to garage, wood panelling to walls and ceiling, vinyl floor, Baxi boiler, plumbing for washing machine, power points.

Hallway

Wooden glass door, wood panelling to walls and ceiling, textured ceiling, carpet to floor, radiator, power points.

Lounge/ Dining Room

23'10" x 20'0" (7.28 x 6.12)

UPVC double glazed window to side and rear, patio sliding doors, wallpapered walls, textured ceiling, brick fire place with gas fire, carpet to floor, radiator, power points.

Conservatory

7'8" x 19'10" (2.36 x 6.07)

UPVC double glazed window and door, carpet to floor.

Kitchen

12'10" x 11'0" (3.92 x 3.36)

UPVC double glazed door and window to side, matching high gloss base and wall units, roll edge worktop, stainless steel sink and a half with drainer and mixer tap, integrated eye level gas grill and oven, integrated gas hop, tiled floors and walls, plastered ceiling, radiator, power points.

Bathroom

8'8" x 7'5" (2.66 x 2.28)

UPVC double glazed obscured window to side, panel bath, vanity sink hand wash basin and low level w/c, tiled walls, wood panel ceiling, vinyl floor, radiator, power point.

Reception 2/ Bedroom 4

10'9" x 8'9" (3.30 x 2.69)

UPVC double glazed window to front, wallpapered walls, textured ceiling, carpet to floor, radiator, power points.

Reception 3/ Bedroom 5

12'4" x 12'7" (3.76 x 3.84)

UPVC double glazed window to front, wallpapered walls, textured ceiling, carpet to floor, radiator, power points.

Landing

Wallpapered walls, textured ceiling, carpet to floor, two storage cupboards, power points.

Loft Space

19'5" x 11'1" (5.92 x 3.39)

UPVC double glazed Velux window, to side, wallpapered walls, textured ceiling, carpet to floor, radiator, power points.

Bedroom 1

18'7" x 12'4" (5.68 x 3.78)

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

Bedroom 2

12'8" x 13'11" (3.88 x 4.25)

UPVC double glazed window to front, wallpapered walls textured ceiling, carpet to floor, built in storage cupboards, radiator, power points.

Bedroom 3

11'4" x 12'5" (3.46 x 3.8)

UPVC double glazed window to side, wallpapered walls textured ceiling, built in storage cupboard, carpet to floor, radiator, power points.

Shower Room

8'2" x 7'7" (2.49 x 2.33)

UPVC double glazed obscured window to side, corner shower unit, vanity sink hand wash basin, low level w/c, tiled walls, PVC ceiling, vinyl floor, radiator.

External

To Front: Double garage and hard standing, large maintained hedging, grass lawn area, slate chippings, mature shrubbery.

To Left Side: Large patio slabbed area, mature hedgerow.

To Rear: Path, mature hedgerow.

To Right Side: Small patio slabbed area, grass lawn mature hedging and shrubbery.

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		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

