



7 Pleasant Close, Blackwood, NP12 2GQ

Price £299,995

- NICELY PRESENTED FREEHOLD FOUR BEDROOM END OF TERRACE TOWN HOUSE
- GROUND FLOOR W.C.
- ENSUITE TO MASTER BEDROOM ON THE SECOND FLOOR
- GARAGE/DRIVWAY FOR TWO-THREE CARS
- COUNCIL TAX BAND D
- LOUNGE/OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM TO THE FIRST FLOOR
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- EPC RATING C
- VIEWINGS HIGHLY RECOMMENDED

****NICELY PRESENTED FREEHOLD FOUR BEDROOM END OF TERRACE TOWN HOUSE**** Easy walking access to town Blackwood town centre, schools, library, supermarkets and express shops, local eateries, golf resorts/clubs. Central location for A469 to Newport, Caerphilly and Cardiff. The house consists of:- Entrance hall, W.C. Family lounge with open plan to kitchen diner. Fully tiled ground floor. **FIRST FLOOR:** One double bedroom, one single bedroom, family bathroom. **SECOND FLOOR.** Two double bedrooms, En suite to the master bedroom. Low maintenance rear garden with side-gate access to the driveway and garage. EPC rating C. Council tax band D,

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	89		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

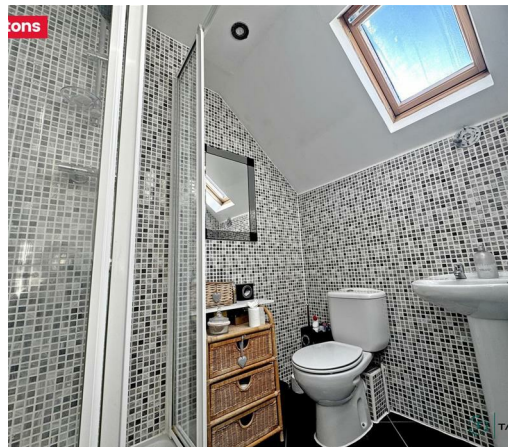
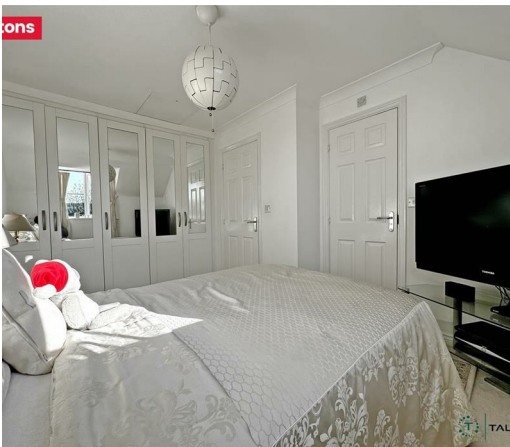
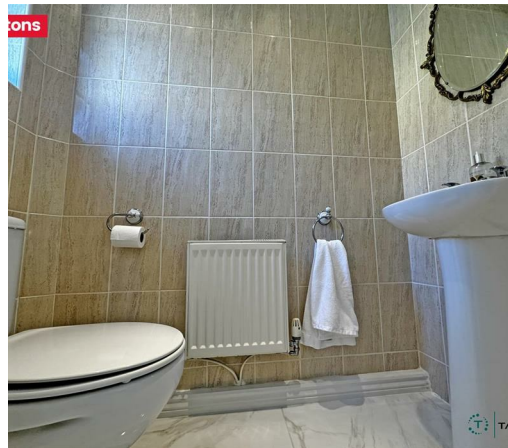
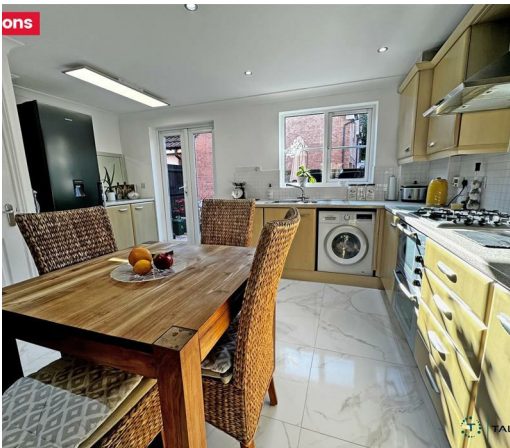
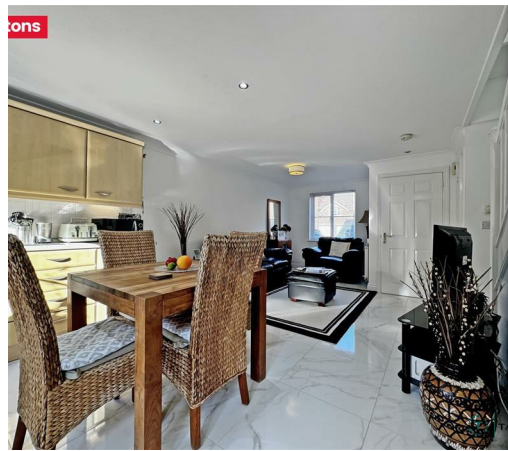
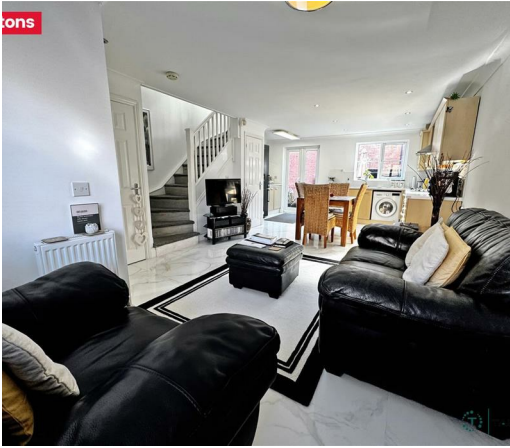
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

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GROUND FLOOR

ENTRANCE HALL

Enter via double glazed composite door to entrance hall, tiled floor, coved ceiling, door access to the Lounge/kitchen/diner.

W.C.

Upvc double glazed window to the front. Pedestal wash hand basin, low level W.C. Tiled floor and walls, radiator, spot lighting to ceiling.

LOUNGE 15'7" x 11'9" (4.75 x 3.59)

Upvc double glazed window to the front, coved ceiling, two radiators, tiled floor that continues through to the kitchen/diner. Cloak cupboard. Stairs to the first floor with spindle balustrade.

KITCHEN/BREAKFAST AREA 14'9" x 10'0" (4.52 x 3.06)

Upvc double glazed window and French doors to the rear garden. Kitchen area is fitted with wall and base units, rollover preparation surface with inset 1.5 sink drainer, tiled splash back. Integrated electric double oven, inset gas hob with overhead extractor hood. Integrated dish washer and space for fridge freezer with water access. Coved ceiling, spot lighting, radiator. Utility cupboard. Tiled floor that continues through to the lounge.

SECOND FLOOR LANDING

Stairs to the second floor with spindle balustrade. Laminate flooring, radiator, storage cupboard.

BEDROOM 14'9" x 12'2" (4.52 x 3.71)

Two Upvc double glazed window's to the front. Coved ceiling, two radiators, laminate flooring.

BEDROOM 10'7" x 8'4" (3.25 x 2.56)

Upvc double glazed window to the rear. Fitted wardrobes, fitted carpet, coved ceiling and radiator.

FAMILY BATHROOM

Obscure Upvc double glazed window to the rear. Panelled bath with mains shower above, glass shower screen. Pedestal wash hand basin with mirrored vanity unit above low level W.C. Fitted carpet, chrome heated towel rail, tiled walls, spot lighting to the ceiling. Extractor fan

SECOND FLOOR 14'9" x 9'0" (4.52 x 2.76)

Spindle balustrade, fitted carpet, coved ceiling, radiator, airing cupboard.,

BEDROOM

Upvc double glazed window to the front. Fitted wardrobes, coved ceiling, radiator, fitted carpet.

BEDROOM

Upvc double glazed window to the rear. Built in wardrobes with mirror fronted doors. Coved ceiling, radiator, fitted carpet. Door to the en suite shower room.

EN SUITE

Double glazed sky light window to the rear. Shower cubicle with mains shower, pedestal wash hand basin, low level W.C. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

FRONT

Path leading to the front entrance, driveway to the side for two - three cars leading to the garage. Side gate access to the rear garden.

REAR

Low maintenance garden, paved patio with fenced boundaries, outside tap, side gate to the driveway.

GARAGE 25'6" x 8'3" (7.78 x 2.54)

Up and over door, power and lighting.

DISCLAIMER

A members of staff is a relation to our vendor.