



**45 Meadow Road, Blackwood, NP12 2AG**

**£160,000**

SMALL BUT PERFECTLY FORMED - New Horizons are delighted to offer to the market for sale this rare opportunity to purchase an affordable bungalow ideal for an older person or couple. The property is found along a lovely tree-lined road in a popular residential location close to local shops, supermarket bus stops and some lovely local walks.

The property is being sold with NO CHAIN and comprises of entrance porch, lounge, modern fitted kitchen and bathroom, two bedrooms, double glazing, combination gas central heating, generous gardens and off road parking.

## ENTRANCE

Via obscured, cut glass double glazed door.

## ENTRANCE PORCH

Plastered ceiling. Plastered walls. Laminate flooring. Half glazed door to;

## ENTRANCE HALLWAY

Textured ceiling with loft access hatch. Plastered walls. Storage cupboard. Radiator. Doors leading off.

## LOUNGE 12'0" x 10'6" (3.67 x 3.22)

Double glazed window to front. plastered ceiling. Plastered walls. Radiator. Door to;

## KITCHEN 9'11" x 7'6" (3.03 x 2.31)

Double glazed window to rear. Plastered ceiling with inset spotlights. Plastered walls with tiled splash backs. Cream farmhouse style fitted kitchen with solid woodblock work surfaces. Stainless steel sink unit with drainer and mixer tap. Integrated washing machine. Integrated fridge. Electric cooker point. Radiator. Obscured double glazed door leading to rear garden.

## BATHROOM 6'5" x 5'1" (1.98 x 1.55)

Obscured double glazed window to rear. Plastered ceiling with inset spotlights. Plastered walls with tiled splash backs. White suite comprising of WC, pedestal wash hand basin with mixer tap and P shaped shower/bath with mixer shower. Radiator.

## BEDROOM 2 8'9" x 8'3" (2.68 x 2.52)

Double glazed window to rear. Plastered ceiling. Plastered walls. Radiator.

## BEDROOM 1 10'0" x 9'9" (3.05 x 2.98)

Double glazed window to front. Textured ceiling. Plastered walls. Radiator.

## OUTSIDE

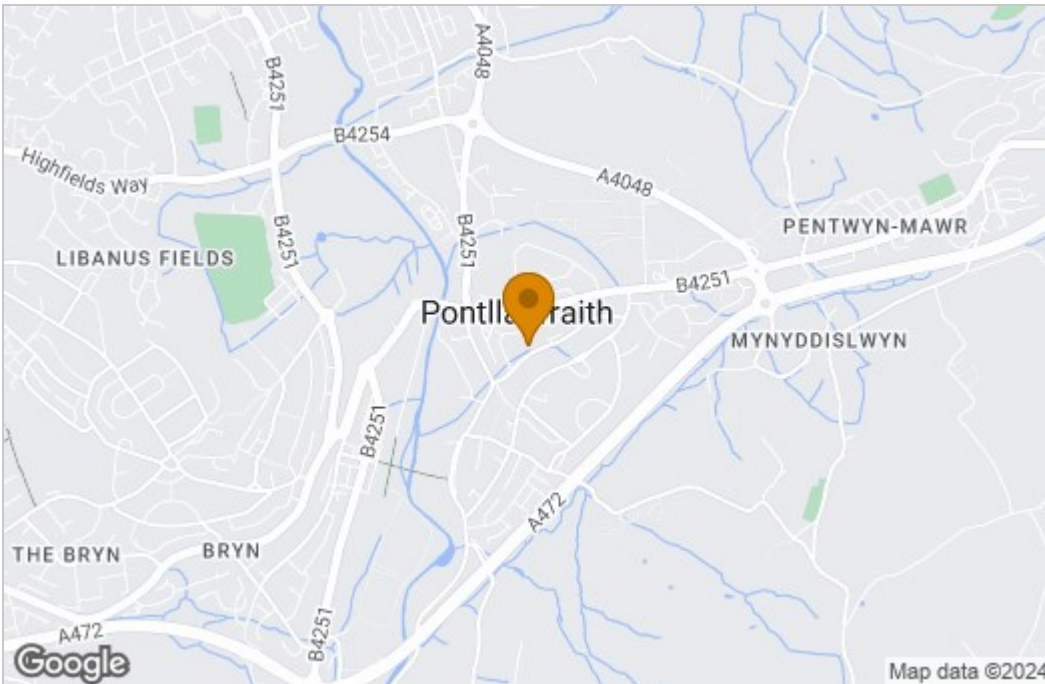
FRONT - Laid with decorative stone offering off road parking with shrub borders. enter via a wrought iron gate and path leading to paved forecourt and entrance door.

SIDE - Gated access with path leading to;

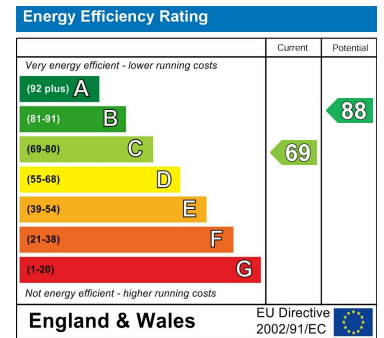
REAR - Concrete yard with shallow steps leading to low maintenance garden laid with decorative stones with paved patio area and mature mini shrub features. Outside tap. Outside light. Storage shed that has covered access from the house offering power and lighting, ideal space for a freezer and tumble dryer.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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