

8 Railway View Penmaen Road, Blackwood, NP12 2DW

£189,950

Welcome to this charming property located on Penmaen Road in the popular location of Pontllanfraith, Blackwood which is being sold after 24 years with the current owners and over a hundred of foster children that have passed through the property during that time, having filled the home with love and laughter over that time.

This delightful house boasts 3 reception rooms, 4 bedrooms, and shower room, offering ample space for a growing family.

As you step inside, you'll be pleasantly surprised by the deceptively spacious interior that oozes character and charm. The split-level landing adds a unique touch to the property, creating a sense of elegance and style.

One of the highlights of this home is the loft room, providing a versatile space that can be used as an additional bedroom, home office, or playroom. Imagine the possibilities!

The kitchen/breakfast room is a true gem of this property, featuring a glass roof that floods the space with natural light. It's the perfect spot to enjoy your morning coffee or entertain guests in style.

Located just minutes away from local shops and schools, this property offers the perfect blend of convenience and comfort. Whether you're looking for a peaceful retreat or a family-friendly environment, this house has it

ENTRANCE

Via obscured double glazed door.

HALL

Textured ceiling, textured walls, wooden floor, radiator, sliding double doors to:-

RECEPTION ROOM ONE 12'9" x 11'2" (3.90m x 3.42)

Currently being used as a bedroom. Front facing double glazed window, plastered ceiling, plastered walls with feature papered chimney breast, fireplace housing electric fire, radiator.

INNER HALL

Textured walls, stairs leading up, stairs down to:-

LOUNGE 16'1" x 10'10" (4.91m x 3.32m)

Double glazed French doors to rear with top opening window, coved and plastered ceiling, plastered walls, wood effect flooring, feature fireplace with marble hearth and back plate, radiator, door to:-

DINING ROOM 9'9" x 8'4" (2.98m x 2.56m)

Side facing double glazed window, plastered ceiling, plastered walls, alcove storage cupboards, radiator, door to shower room, 1/2 glazed door to:-

KITCHEN/BREAKFAST ROOM 13'7" x 10'4" (4.16m x 3.17m)

Rear facing double glazed window, double glazed glass roof, plastered walls with tiled splash backs, high gloss finish kitchen with wall and base units with wood block effect work surfaces, stainless steel sink unit with drainer and mixer tap, space for gas range cooker, plumbing for washing machine, space for fridge freezer, breakfast bar, tiled floor, double glazed door to outside, door leading to alley way from front.

SHOWER ROOM 8'8" x 3'10" (2.65m x 1.18m)

Rear facing obscured window, PVC panel ceiling, granite effect PVC panel walls, white suite comprising of WC, vanity wash hand basin with mixer tap, double shower cubicle with dual head mixer shower, chrome towel radiator, extractor.

SPLIT LEVEL LANDING

Textured ceiling, textured walls, radiator, doors to all rooms,

BEDROOM ONE 14'6" x 9'6" (4.42m x 2.90m)

Rear facing double glazed window, plastered ceiling with loft access hatch, plastered walls, airing cupboard housing combi boiler, radiator.

BEDROOM TWO 10'11" x 10'5" (3.33m x 3.19m)

Rear facing double glazed window, papered and PVC panel walls, radiator.

BEDROOM THREE 11'5" x 7'8" (3.50m x 2.35m)

Front facing double glazed window, textured ceiling,

papered walls, radiator, fixed stairs leading to loft room ideal for gaming/play room.

LOFT ROOM 8'9" x 7'6" (2.69m x 2.31m)

Rear facing double glazed roof window, textured ceiling and walls, laminate flooring, radiator, recess ideal for storage, store cupboard.

BEDROOM FOUR 8'2" x 7'11" (2.51m x 2.43m)

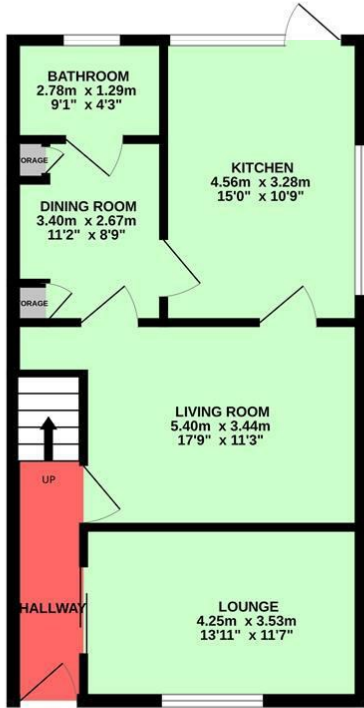
Front facing double glazed window, textured ceiling, papered walls, laminate flooring, radiator.

OUTSIDE

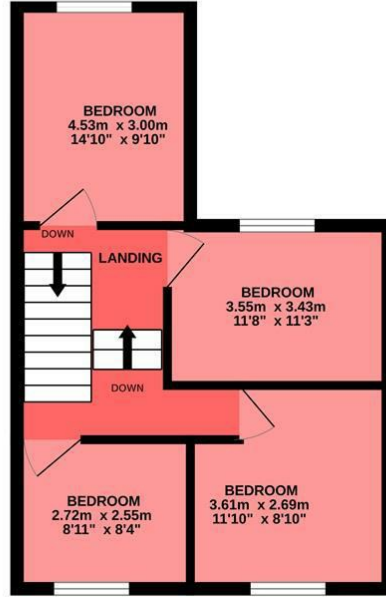
Forecourt front garden, enclosed rear garden with patio area and lawn area in need of tlc.

Floor Plan

GROUND FLOOR
67.8 sq.m. (730 sq.ft.) approx.



1ST FLOOR
52.3 sq.m. (563 sq.ft.) approx.



8, RAILWAY VIEW, PENMAEN ROAD, PONTLLANFRAITH

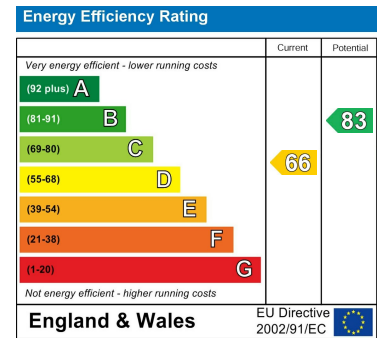
TOTAL FLOOR AREA : 120.1 sq.m. (1293 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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