

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



CAE COLLEN
BLACKWOOD



LOUNGE
4.35 x 5.05 (14'3" x 16'6")

KITCHEN/ DINER
5.57 x 2.74 (18'3" x 8'11")

WC
1.19 x 0.84 (3'10" x 2'9")

BEDROOM ONE
2.94 x 3.51 (9'7" x 11'6")

EN-SUITE
2.06 x 0.98 (6'9" x 3'2")

BEDROOM TWO
3.59 x 3.15 (11'9" x 10'4")

BEDROOM THREE
2.47 x 2.37 (8'1" x 7'9")

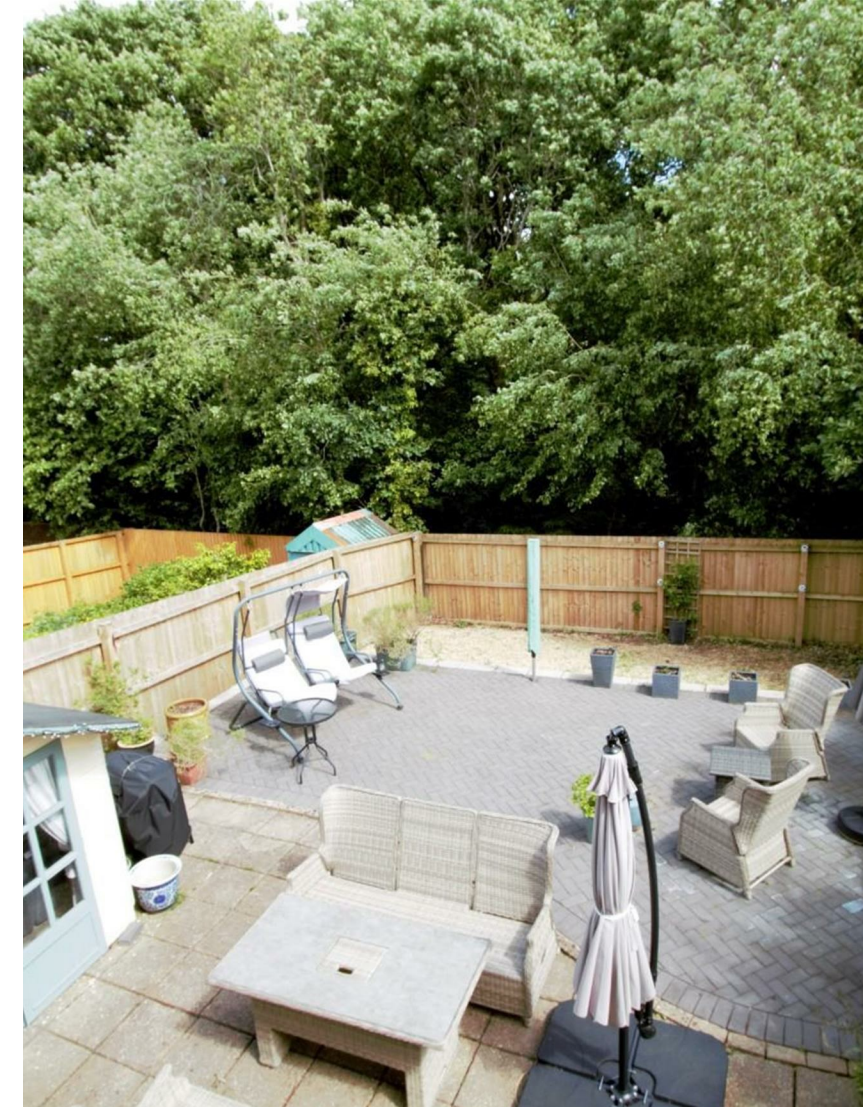
BATHROOM
1.83 x 1.94 (6'0" x 6'4")

TENURE
Freehold

COUNCIL TAX
Council Tax Band - D

SCHOOL CATCHMENTS
Welsh Medium Primary School : Y.G CWM DERWEN
Welsh Medium Secondary School : YSGOL GYFUN CWM RHYMNI
English Medium Primary School : BLACKWOOD PRIMARY
English Medium Secondary School : BLACKWOOD
COMPREHENSIVE SCHOOL

EPC TO FOLLOW





CAE COLLEN

BLACKWOOD, NP12 1FF - £260,000

 3 Bedroom(s)  3 Bathroom(s) 951.00 sq ft

Nestled in the charming area of Cae Collen, Blackwood, this delightful detached house presents an excellent opportunity for those seeking a spacious family home. With three well-proportioned bedrooms and three bathrooms, this property is designed to accommodate the needs of contemporary living.

Upon entering, you will be greeted by a welcoming reception room that offers a perfect space for relaxation and entertaining guests. The heart of the home is undoubtedly the brand new kitchen, which boasts modern fittings and ample storage, making it a joy for any culinary enthusiast.

The property benefits from off-road parking, accommodating up to three vehicles, along with a garage for additional convenience. This feature is particularly advantageous for families or those with multiple vehicles.

One of the standout aspects of this home is that it is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer or looking to upsize, this property is ready for you to move in and make it your own.

With its ideal location in Blackwood, you will find yourself within easy reach of local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. This detached house is not just a property; it is a place where memories can be made. Don't miss the chance to view this wonderful home.

PROPERTY SPECIALIST

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Sales Negotiator

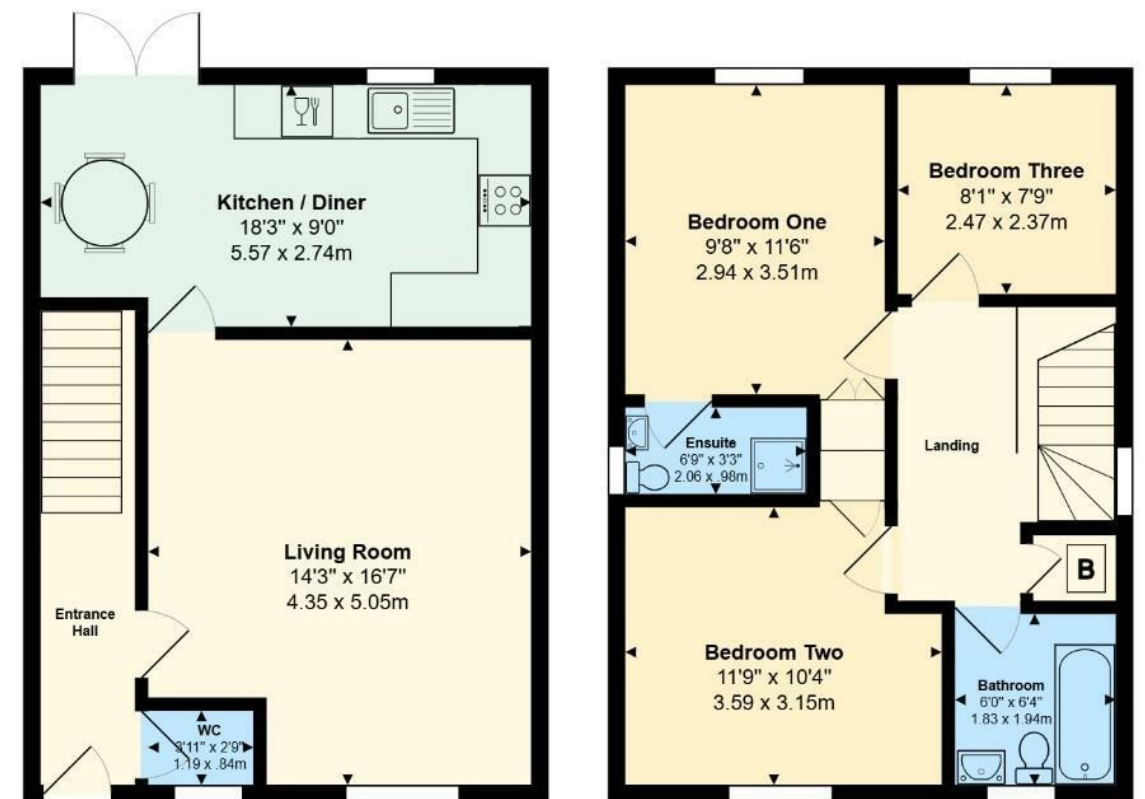




Cae Collen, Blackwood



58, Cae Collen, Blackwood, NP12 1FF



Total Area: 951 ft² ... 88.4 m²

All measurements are approximate and for display purposes only

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 