

6 Blackbirds Close Llantarnam Cwmbran



SPACIOUS FIVE BEDROOM DETACHED HOME IN EXCLUSIVE CUL-DE-SAC

- IMPRESSIVE DETACHED FAMILY HOME IN LLANTARNAM
- WITHIN A CUL-DE-SAC OF ONLY 6 PROPERTIES
- FIVE BEDROOMS PLUS STUDY
- WELCOMING ENTRANCE HALLWAY
- LARGE LOUNGE AND SEPARATE DINING ROOM
- STYLISH KITCHEN/BREAKFAST ROOM WITH ADJOINING UTILITY ROOM
- REFITTED EN-SUITE AND FAMILY BATHROOM
- LARGE SEMI-CONVERTED DOUBLE GARAGE
- PLENTY OF OFF-ROAD PARKING
- NEAR TO AMENITIES AND ROAD CONNECTIONS

£600,000

Tel: 01633 212 666 **www.nuttallparker.com**

info@nuttparker.com  Offices at: 7 Baneswell Road, Newport NP20 4BP

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

Nuttall Parker is a trading name of Nuttall Parker Limited Liability Partnership. Registered Number OC350900. Registered Office: 7 Baneswell Road, Newport NP20 4BP

Blackbirds Close, Llantarnam, NP44 3AP

Introduction

A fantastic and very rare opportunity to purchase this spacious and well positioned detached family home offering just under 2,000 ft.sq of living accommodation, for sale for the first time in 30 years located in Blackbirds Close just off Pentre Lane in Llantarnam, offering generous room proportions and close proximity to excellent amenities and road links. Within close proximity, we have well regarded schools (including Rougemont Independent School), bus stops and pleasant canal walks as well as the M4 motorway and A4042 being close by, providing an easy commute to neighbouring cities.

Blackbirds Close is a development of only 6 Neo-Tudor, double gable-fronted detached properties, built in the late 1980's, all offering imposing facades with its stunning brickwork and decorative timber styling. As we approach the property, the block-paved driveway provides plenty of parking and the detached double-garage is the ideal space for additional parking or converting to a hobby room or even an annex (subject to planning). Conifer trees surround the border line of the majority of the property offering plenty of privacy, as well as many mature plants and shrubbery.

Viewing really is essential to appreciate what this superb family home has to offer

Tenure

Freehold

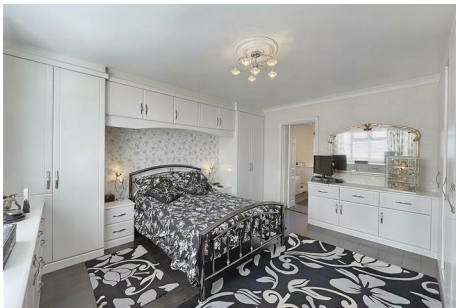
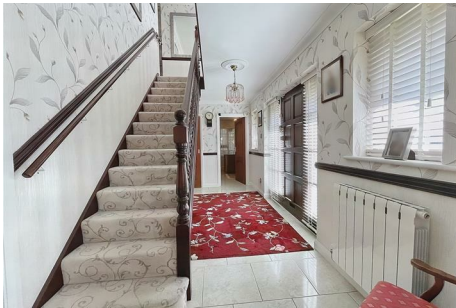
Council tax

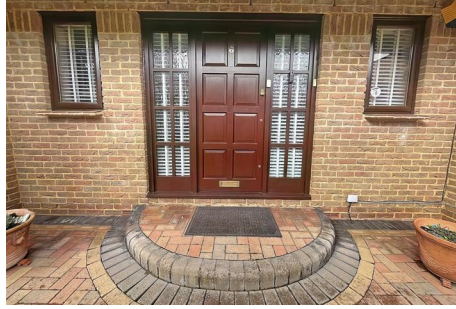
Band G

Viewing


By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






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		
	66	80
England & Wales	EU Directive 2002/91/EC	

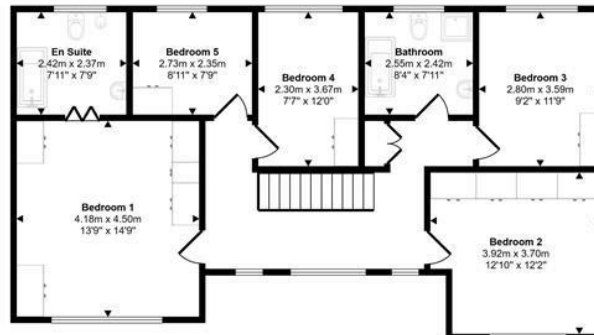
Environmental Impact (CO₂) Rating

	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	

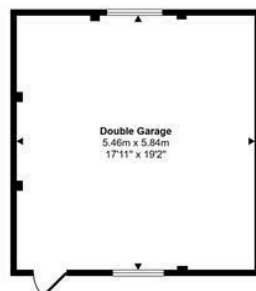
Approx Gross Internal Area
909 sq m / 2232 sq ft



Ground Floor
Approx 88 sq m / 946 sq ft



First Floor
Approx 89 sq m / 962 sq ft



Approx 32 sq m / 343 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.