



## 35 Shannon Close | Pontllanfraith | Blackwood | NP12 2FW

A well-presented four-bedroom semi-detached family home for sale in a quiet Pontllanfraith cul-de-sac near Blackwood, offering two reception rooms, a modern kitchen, large conservatory, updated bathroom, driveway parking and a landscaped rear garden, with convenient access to local amenities, schools and transport links.

## Offers Over £230,000

- CHAIN FREE
- OPEN PLAN LOUNGE/DINER
- CONSERVATORY
- MODERN BATHROOM
- FOUR BEDROOMS





## Property Description

This four-bedroom semi-detached house is offered \*\*for sale\*\* in a quiet cul-de-sac in Pontllanfraith, close to Blackwood town. Presenting in lovely condition, it provides practical accommodation well suited to families and first-time buyers seeking access to local amenities.

The ground floor includes two reception rooms. The main reception is open-plan with tiled flooring and a large window, creating a bright and versatile living space. The second reception room, with carpeted flooring, is arranged as a dining area and benefits from a serving hatch to the kitchen, enhancing everyday convenience. Completing the ground floor is a bedroom and an additional WC.

The kitchen is fitted with oak wood wall and base units, laminate worktops with matching upstands, and a tiled floor. Integrated appliances include a gas hob and oven, along with an undercounter fridge and freezer. From the living areas, a

generous conservatory extends the ground floor accommodation. It features tiled flooring and a new insulated roof fitted in 2023, providing a useful additional space that can be enjoyed throughout the year.

Upstairs, there are three bedrooms: two doubles and one single. Two of the double bedrooms feature carpeted flooring. The family bathroom was updated in 2021 and offers a modern suite with tiled walls and floor, together with a heated towel rail.

Externally, the property benefits from driveway parking for two cars at the front. To the rear, there is an Indian sandstone patio laid in 2021, leading onto a laid-to-lawn garden, offering an attractive setting for outdoor use. The property also benefits from partial new windows and doors installed in 2022.

Pontllanfraith is well placed for access to Blackwood, which offers a range of shops, supermarkets, cafés and local

services. Nearby green spaces and local parks provide opportunities for walking and recreation.

Local schools, shops and everyday amenities are within easy reach, supporting family living and daily convenience. This four-bedroom semi-detached house for sale in Pontllanfraith offers a balanced combination of internal space, off-road parking and a practical garden setting in a sought-after residential location close to Blackwood town.

### HALLWAY

### LOUNGE

12' 8" x 10' 6" (3.88m x 3.22m)

### DINER

10' 0" x 7' 5" (3.06m x 2.28m)

### CONSERVATORY

16' 4" x 11' 5" (5.00m x 3.49m)

### KITCHEN

10' 0" x 8' 10" (3.06m x 2.71m)

WC

6' 3" x 2' 10" (1.92m x 0.88m)

ATTIC

Boarded for storage with pull down ladder and lighting.

BEDROOM

14' 8" x 10' 6" (4.49m x 3.22m)

BEDROOM

17' 11" x 6' 3" (5.47m x 1.92m)

BEDROOM

10' 6" x 8' 5" (3.22m x 2.59m)

BEDROOM

8' 4" x 8' 0" (2.55m x 2.45m)

BATHROOM

6' 2" x 5' 8" (1.90m x 1.74m)

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INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.









## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Hengoed

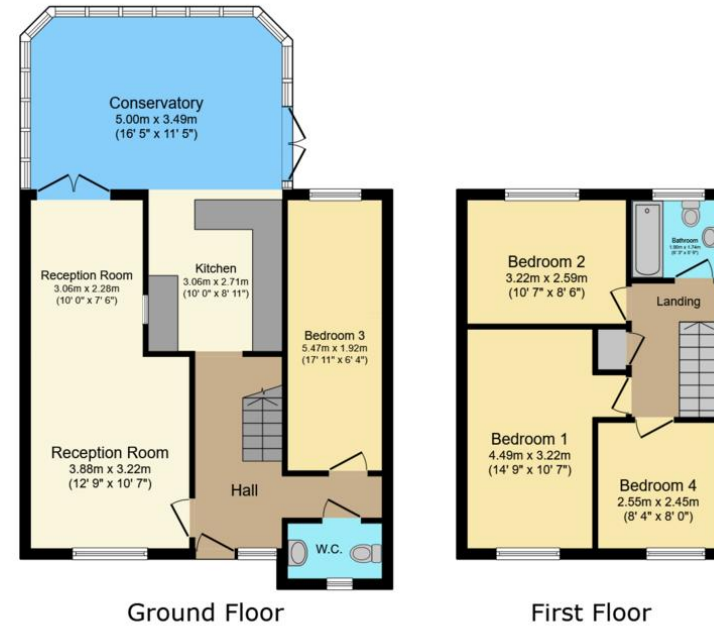
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