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**Berllanlwyd Sunnybank Road, Blackwood**  
**offers in the region of £795,000**

 **black**

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## About the property

PA Black are delighted to offer for sale this superb and rare opportunity to purchase Berllanlwyd, a beautiful capacious Welsh Long House set in this stunning location which has been owned by the same family since 1946. Extended, updated and set in approximately 5 acres with paddock and some woodland surrounding and loose box and double open garage block. Accommodation briefly comprises entrance porch, hallway, study, kitchen, sitting room, dining room, 28'2 x 16'6 lounge, side porch, utility room/second kitchen, cloakroom and a WC to the ground floor. Four bedrooms, two with ensuite facilities and a family bathroom to the first floor. Fantastic outside space which includes large formal gardens with mature specimen trees into a wooded area to the front and side with additional land to the rear including the gated paddock, private road and outbuildings. Conveniently situated close to all local amenities and schools including Welsh medium and English medium primary and secondary schools. Ideal for commuting with excellent road and rail links to Cardiff, Newport and the M4 corridor. Ideal also for a golf enthusiast with direct access to Blackwood Golf Club.

## Accommodation

### Entrance Porch

Enter into entrance porch area which has a flagstone floor and door to hallway

### Hallway

Parquet wood flooring. Doors to dining room and study. Stairs to first floor. Radiator.

### Study

15' 10" x 9' 10" ( 4.83m x 3.00m )  
Double glazed window to front elevation. Radiator. Feature fireplace with gas fire. Glazed door to kitchen

### Kitchen

20' 4" x 7' 5" ( 6.20m x 2.26m )  
Fitted with a range of base units with laminate worktops incorporating a ceramic one and a half sink bowl and drainer. Rangemaster oven. Wall cupboards. Floor mounted Worcester gas boiler. Tiled splashbacks. Integrated dishwasher. Exposed original beams. Stable door to rear elevation. Doors to study, sitting room and dining room.

### Sitting Room

13' 1" x 16' max ( 3.99m x 4.88m max )  
Feature log burner. Lime washed walls. UPVC double glazed window to rear elevation. Two windows to side elevation. Exposed beams. Door to lounge and side entrance area.

### Dining Room

15' 6" x 15' 11" ( 4.72m x 4.85m )  
UPVC double glazed window to front elevation. Doors to hallway, storage







cupboard. kitchen and lounge. Door which leads to original feature stone staircase. Two radiators. Exposed beams. Wood block flooring.

### Lounge

28' 2" x 16' 6" ( 8.59m x 5.03m )

A real feature to the home is this main spacious reception room which is currently being used as a lounge with dining area. UPVC double glazed windows to front and side elevations. A feature fireplace with log burner and flagstone hearth. Finished with the original stone tiles that were on the main roof. Two radiators. Door to side hallway. Exposed beams.

### Side Entrance

UPVC double glazed window to side elevation. Door to side. Ceramic tile flooring. Door to utility room

### 2nd Kitchen/utility Room

14' x 11' 3" ( 4.27m x 3.43m )

Originally fitted as a second kitchen with a range of Arthur Bonnet base units with tiled worktops with integrated sink bowl and drainer. Tiled splashbacks. Electric hob. Wall units. Plumbing for washing machine. Door to;

### Cloakroom



Door to WC. PVC wall panelling

### Wc

Comprising close coupled WC and pedestal wash hand basin. Opaque window to rear elevation.

### First Floor Landing

Doors to bedrooms and bathroom. Door to storage into eaves. Feature stone spiral stairs.

### Bedroom One

16' x 9' 11" ( 4.88m x 3.02m )

UPVC double glazed window to front elevation. Radiator. Door to ensuite

### Ensuite

Comprising shower with rainfall shower head, close coupled WC and a wash hand basin set in vanity unit. Tiled splashbacks. Feature internal opaque window.

### Family Bathroom

Comprising bath, close coupled WC, pedestal wash hand basin and shower cubicle. UPVC double glazed



window to front elevation. Tiled splashbacks. Heated towel rail.

### Bedroom Two

16' 4" x 13' 4" ( 4.98m x 4.06m )

Two UPVC double glazed windows to side elevation. Two radiators. Access to loft.

### Bedroom Three

12' 4" x 12' 10" ( 3.76m x 3.91m )

UPVC double glazed window to front elevation. Radiator. Door to bedroom four.

### Bedroom Four

20' 11" x 18' 10" max ( 6.38m x 5.74m max )

UPVC double glazed window to front elevation and UPVC double glazed window to rear. Fitted wardrobes. Two radiators. Two further storage cupboards. Access to loft. Door to ensuite.

### Ensuite Bathroom

Comprising bath with electric shower over and screen, close coupled WC, bidet and pedestal wash hand basin. Radiator. Tiled splashbacks. Double doors to airing cupboard with radiator. Opaque UPVC double glazed





window to side elevation. Door to storage cupboard.  
Wood laminate flooring.

## Outside

The property is set in approximately five acres which comprises of formal gardens including a patio area that open onto lawns with mature specimen trees including Eucalyptus and Himalayan Fir as well as mature trees that include Oak trees, Beech trees a magnificent Acer, Magnolia and Rhododendron. Woodland areas filled with Bluebells every Spring and further lawns. Enclosed and gated paddock to side with double open garage and loose box. Original mounting block.













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## Important Information

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