



Bryn Derw, Blackwood

£250,000

- No Onward Chain
- Detached Property
- Quiet location
- Great Commuting Links
- Council Tax - Band D
- Viewings highly recommended
- EPC Rating: D



3 1 1



About the property

Situated in this quiet cul de sac this three bedroom detached home is very well presented throughout and briefly comprises of entrance hallway, Lounge and kitchen/diner, WC cloak room and conservatory to the ground floor. To the first floor are the aforementioned bedrooms and family bathroom. To the outside are gardens to the front and rear and driveway providing off road parking. Must be viewed. No onward chain



Accommodation

Ground Floor Wc

Located within the entrance hall is a fantastic additional WC room complete with Wash hand basin.

Living Room

17' 11" x 12' 1" (5.46m x 3.68m)
Carpeted flooring, smooth plastered walls, feature electric fire place with surround, double glazed window to front aspect, under stair storage, stairs leading to first floor.

Kitchen/diner

10' 7" x 15' 6" (3.23m x 4.72m)
Dining area with patio doors leading to the conservatory. Range of wall and base units with roll top laminate work top incorporating a stainless steel sink and drainer and inset oven and hob with extractor over. Integral Fridge-freezer & the washing machine which will remain. Tiled effect floor. Tiled splash backs. Window overlooking the rear garden. Door leading to the side aspect.

Conservatory

A beautiful addition to the property for added dining/reception area.

Master Bedroom

12' 9" x 9' (3.89m x 2.74m)
Carpeted flooring, smooth plastered walls, textured ceiling, fitted wardrobes, two double glazed windows to front aspect.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)
Carpeted flooring, smooth plastered walls, fitted wardrobe, double glazed window to rear aspect.

Bedroom Three

7' x 6' 5" (2.13m x 1.96m)
Carpeted flooring, smooth plastered walls, double glazed window to rear aspect.

Shower Room

A double shower cubicle which has been added to make this disability friendly, carpeted flooring, wash hand basin and WC.

01495 231199

blackwood@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let