



## Penybryn Avenue, offers in excess of £130,000

- No Onward Chain
- Ideal first time buy
- Close to schools
- Great commuting links
- Close to Blackwood high street
- EPC Rating: D



 3  1  1



## About the property

An opportunity to purchase this semi detached property situated in Cefn Fforest close to local schools and amenities. The property offers living accommodation comprising to the ground floor of entrance porch into hallway with stairs to first floor, lounge, dining room, kitchen and bathroom with three piece suite. To the first floor there are three bedrooms. Further benefits include double glazing and gas central heating. Externally the property has a paved forecourt to front with path access to side leading to rear which has a large enclosed garden with patio, lawn and mature shrub and bush borders with purpose built brick shed. Viewing is strictly via appointment and the property is being offered for sale with no chain.



## Accommodation

### Lounge

12' 5" x 10' 2" ( 3.78m x 3.10m )

Carpeted flooring, Double glazed bay window to front aspect, smooth plastered walls.

### Dining Room

11' 3" x 15' 11" ( 3.43m x 4.85m )

Carpeted flooring, smooth plastered walls, double glazed window to rear aspect doors opening living room.

### Kitchen

11' 1" x 8' 3" ( 3.38m x 2.51m )

Tiled flooring, smooth plastered walls, stainless steel sink with mixer tap over, double glazed window to rear aspect.

### Bathroom

Tiled flooring through from kitchen, bath with wash hand basin.

### Seperate Wc

WC, radiator.

### Bedroom One

9' 10" x 13' ( 3.00m x 3.96m )

Two double glazed windows to front aspect, carpeted flooring, smooth plastered walls.

### Bedroom Two

11' 3" x 7' 7" ( 3.43m x 2.31m )

Carpeted flooring, smooth plastered walls, original fire place, storage cupboard housing combi boiler, double glazed window to rear aspect.

### Bedroom Three

8' 3" x 7' 10" ( 2.51m x 2.39m )

Carpeted flooring, smooth plastered walls, double glazed window to rear aspect.

### Garden

A fully enclosed rear garden with patio area and mainly laid to lawn with side access and brick shed to rear.

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## Floorplan



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