



## Sir Ivor Road, offers over £150,000

- Off Road parking available!
- Sought-after Pontllanfraith location
- Modern kitchen and bathroom
- Easy access to Blackwood high street
- Two-bedroom end of terrace
- Immaculately presented
- EPC Rating: E



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  1
  2





## About the property

This immaculate two-bedroom end of terrace house is for sale in Pontllanfraith, Coed-Duon. Set within a sought-after location, the property offers convenient access to a range of local amenities including shops, cafés, and essential services. There is one well-presented reception room, a modern kitchen, and a bathroom, catering to the requirements of daily living.

Families will appreciate the proximity to several respected schools in the area. For outdoor leisure, nearby parks such as Islwyn Park provide open green spaces, ideal for walks and recreation.

Commuters benefit from good public transport links. The nearest train station is Newbridge, which provides direct services to Cardiff Central, with journey times averaging around 35 minutes. Regular bus routes serve the local area, connecting Pontllanfraith to Blackwood, Caerphilly, and Newport.

The high street in Blackwood is a short drive away, offering a wider variety of shops, supermarkets, and restaurants. Road connections, such as the A4048 and A472, facilitate easy access to the wider region by car.



## Accommodation

**Entrance Hallway**

**Stairs To First Floor**

**Living/Dining Room**

21' Max x 12' 6" Max ( 6.40m Max x 3.81m Max )

**Stairs To Lower Ground Floor**

**Kitchen**

10' 6" x 14' 9" Max ( 3.20m x 4.50m Max )

**First Floor Landing**

**Bedroom One**

11' 10" x 9' 10" ( 3.61m x 3.00m )

**Bedroom Two**

8' 10" x 9' 2" ( 2.69m x 2.79m )

**Bathroom**

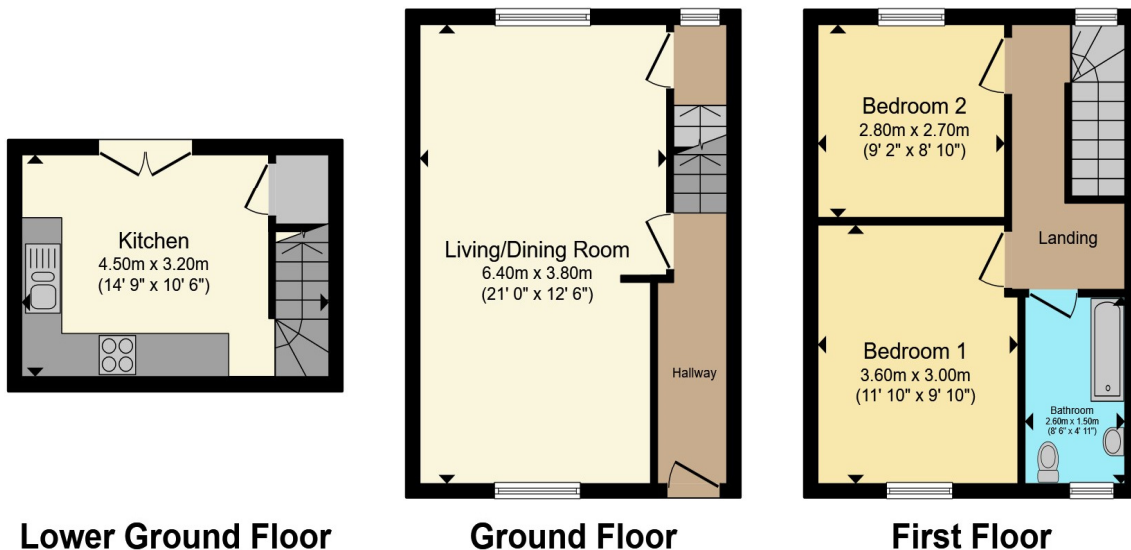
**Outside**



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## Floorplan



Total floor area 73.1 m<sup>2</sup> (787 sq.ft.) approx

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## Important Information

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