



## **Sir Ivor Road**

**offers in excess of £140,000**

- 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



 2  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 )

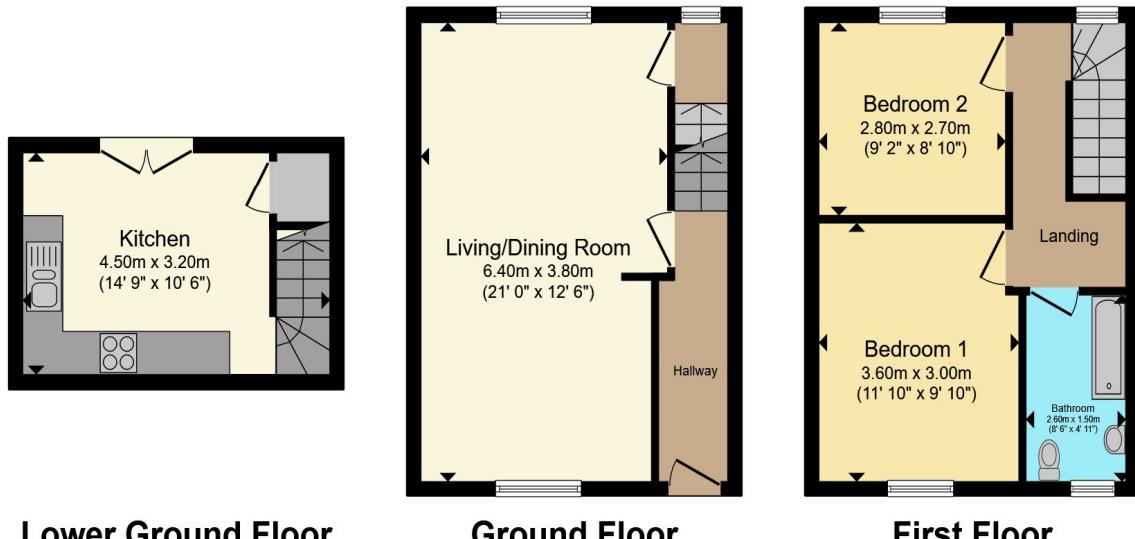
**Bathroom**

**Outside**

01495 231199

blackwood@peteralan.co.uk

## Floorplan



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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

 peter  
alan

## 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

 peter  
alan