



15 Syr Dafydd Avenue, Blackwood Gwent NP12 0LA

Asking price £149,950

****EXCELLENT INVESTMENT OPPORTUNITY/FIRST TIME BUY****

Situated in Oakdale, Blackwood, this mid-terrace house on Syr Dafydd Avenue offers a perfect opportunity to make your perfect family home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide additional living space with a first floor bathroom and kitchen.

Externally, the property benefits from a detached double garage, a valuable asset in this desirable location with the added benefit of good size rear garden and front forecourt.

Surrounded by local amenities and excellent transport links, this home is perfectly situated for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create a warm and welcoming home. Do not miss the chance to view this charming residence in a sought-after neighbourhood.

Tenure: We are advised Freehold
Council Tax Band: B
EPC: D



Entrance

UPVC double glazed door to front, wallpapered walls and ceiling, tiled floor.

Reception Room

11'3" x 17'11" (3.45 x 5.47)

UPVC double glazed windows to front and rear, gas fire place with surround, wallpapered walls, textured ceiling, carpet, radiator, power points.

Dining Room

9'10" x 11'5" (3. x 3.5)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet, radiator, power points.

Kitchen

9'10" x 9'10" (3 x 3)

UPVC double glazed windows to rear, matching base and wall units, roll edge worktops, stainless steel sink with drainer and mixer tap, wallpapered walls, wood cladding ceiling, tiled floor, radiator, power points.

Rear Porch

UPVC double door to side wallpapered walls, textured ceiling, laminate floor, radiator, power points.

Bathroom

7'6" x 9'6" (2.29 x 2.92)

UPVC double glazed obscured window to side, panel bath, pedestal hand wash basin, tiled floor and walls, plaster tile effect ceiling, radiator.

Cloakroom W/C

.291'11" x 7'1" (.89 x 2.16)

UPVC double glazed obscured window to side, low level w/c, tiled floor and walls, textured ceiling, radiator.

Landing

UPVC double glazed window to front, wallpapered walls, textured ceiling, carpet.

Bedroom 1

9'10"x 18'8" (3.0x 5.71)

UPVC double glazed windows to front and rear, wallpapered walls, textured ceiling, carpet, radiator, power points.

W/C

.278'10" x 4'7" (.85 x 1.4)

Low level w/c, hand wash basin, textured walls and ceiling, carpet.

Bedroom 2

11'5" x 8'10" (3.49 x 2.7)

UPVC double glazed window to rear, textured walls and ceiling, carpet, radiator, power points.

Bedroom 3

8'4" x 9'3" (2.55 x 2.82)

UPVC double glazed window to front, wallpapered walls and ceiling, built in wardrobes housing boiler, carpet, radiator, power points.

Garage

Large double garage with electric fob shutter door.

External

To Front : Forecourt area with chippings

To Rear : Small patio with gate leading to separate grass lawn area and garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

