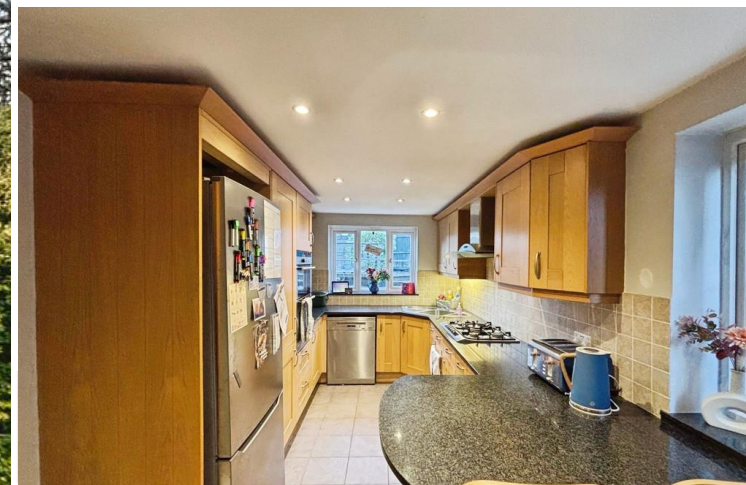




## 7 Clos Coed Bach | | Blackwood | NP12 1GT

A well-presented four-bedroom detached family home on a popular estate near Blackwood, offering spacious living areas including lounge, dining room, study, modern kitchen with utility, generous parking with double garage and EV charger, a south-west facing garden with patio and decking, and convenient access to local amenities, schools and transport links.



## Asking Price Of £375,000

- SPACIOUS DETACHED PROPERTY
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BAY WINDOW
- SEPARATE UTILITY ROOM





## Property Description

This four-bedroom detached house is offered **\*\*for sale\*\*** in a popular residential estate close to Blackwood, providing convenient access to local amenities and nearby schools. Presented in good condition, it offers well-planned family accommodation, generous parking and outdoor space, together with a double garage including an EV charging point.

The ground floor features a generous family lounge with laminate flooring, a bay window to the front and French doors opening directly onto the rear garden, creating a natural flow between indoor and outdoor areas. Adjacent is a separate dining room, ideal for family meals or entertaining, and a separate study room providing a useful space for home working or quiet study.

The kitchen is fitted with solid wood wall and base units, complemented by granite countertops and tiled flooring. There is a 5-burner gas hob with integrated oven, tiled splashbacks

and a practical breakfast bar for informal dining. A fridge freezer and dishwasher are to remain, and the property further benefits from a utility room, adding extra storage and laundry space.

On the first floor, the master bedroom is a double with laminate flooring and its own modern en-suite, updated in 2022 which includes his and hers vanity unit, spotlights and tiled walls & floor. The second bedroom is also a double with laminate flooring, while the third double bedroom includes built-in wardrobes and bamboo wood flooring. The fourth bedroom is a compact double with carpeted flooring, suitable as a bedroom, nursery or additional office. The main bathroom has vinyl flooring, half-tiled walls and spotlights.

Externally, the front of the property provides driveway parking for two cars and access to a double garage with electric roller doors and an EV charging point. To the rear, there is a patio seating area leading up to a further decked seating area, all

set within a south-west facing garden that takes advantage of afternoon and evening sun.

The property is situated close to Blackwood town, which offers a range of shops, supermarkets, cafés and other local amenities along and around the high street. Families benefit from access to nearby schools within the local area. Green space and local parks are within a short drive, providing opportunities for walking and recreation.

Blackwood is served by nearby rail links, with Pengam and Hengoed railway stations accessible by car, offering routes towards Cardiff and surrounding valleys, with journey times to Cardiff typically around 35–45 minutes.

HALLWAY

LOUNGE

21' 1" x 11' 7" (6.45m x 3.55m)

#### DINING ROOM

11' 10" x 11' 3" (3.63m x 3.43m)

#### STUDY

12' 5" x 9' 6" (3.80m x 2.91m)

#### KITCHEN

15' 4" x 8' 1" (4.68m x 2.47m)

#### WC

6' 2" x 3' 2" (1.88m x 0.97m)

#### ATTIC

Boarded for storage with a pull down ladder and lighting.

#### BEDROOM ONE

15' 3" x 11' 11" (4.67m x 3.64m)

#### ENSUITE

8' 1" x 5' 5" (2.47m x 1.66m)

#### BEDROOM TWO

12' 4" x 11' 5" (3.78m x 3.48m)

#### BEDROOM THREE

13' 6" x 8' 6" (4.14m x 2.60m)

#### BEDROOM FOUR

9' 0" x 8' 2" (2.75m x 2.50m)

#### BATHROOM

9' 7" x 5' 7" (2.94m x 1.71m)

#### TO THE OUTSIDE

#### DOUBLE GARAGE

18' 2" x 17' 9" (5.54m x 5.43m)

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.







## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road

Ystrad Mynach

Hengoed

Mid Glamorgan

CF82 7AP

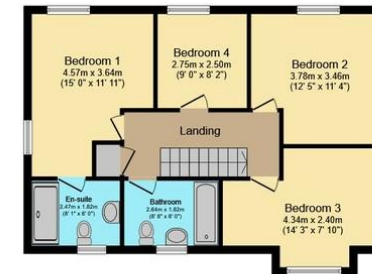
[www.lucasesstates.net](http://www.lucasesstates.net)

[info@lucasesstates.net](mailto:info@lucasesstates.net)

01443 862862



Ground Floor



Floor Plan 2

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements