



## 7 Penmaen Road, Pontllanfraith, Blackwood, NP12 2DL

Guide Price £160,000

**\*\*GUIDE PRICE £160,000 TO £170,000\*\* \*\*NO ONWARD CHAIN\*\***

Nestled on Penmaen Road in the charming area of Pontllanfraith this SPACIOUS MID TERRACE PROPERTY presents an excellent opportunity for both first-time buyers and families alike. The home boasts THREE BEDROOMS together with a MODERN KITCHEN AND FAMILY BATHROOM. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings in. Recently RENOVATED THROUGHOUT this property combines modern comforts with a welcoming atmosphere. The thoughtful updates ensure that you can move in with ease. Situated in a popular location, this home benefits from convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community. Additionally, the property is offered with NO ONWARD CHAIN allowing for a smooth and straightforward purchasing process.

In summary, this mid-link terrace house on Penmaen Road is a delightful find, offering spacious living, modern renovations, and a prime location. Do not miss the chance to make this lovely property your new home.

COUNCIL TAX BAND: B  
EPC RATING: C



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## ENTRANCE

Enter through a double glazed front door

## ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor door to

## LIVING/DINING ROOM

21'3" x 12'7" max (6.50 x 3.86 max)

Double glazed window to front and rear, two radiators, laminate flooring, under stairs storage cupboard

## KITCHEN

7'8" x 6'9" (2.36 x 2.06)

Shaker style kitchen units to base and wall with rolled edge work surfaces, integrated stainless steel sink unit with mixer tap over, inset electric hob and oven, plumbing access for washing machine, integrated fridge, double glazed window and door to the rear, laminate flooring

## BATHROOM

5'2" x 6'9" (1.58 x 2.06)

Panelled bath with mixer tap over and hand held shower over, pedestal wash hand basin, low level wc, obscured double glazed window to the side and rear

## STAIRS TO FIRST FLOOR-LANDING

Double glazed window to the rear, loft access

## BEDROOM ONE

13'11" x 8'9" (4.25 x 2.69)

Double glazed window to the front, radiator

## BEDROOM TWO

6'10" x 9'7" (2.10 x 2.93)

Double glazed window to the rear, radiator, airing cupboard housing a combi boiler, loft access

## BEDROOM THREE

8'7" x 6'7" (2.62 x 2.03)

Obscured double glazed window to the front, radiator

## OUTSIDE

Front- four court

Rear- patio area with steps to tiered rear garden

## TENURE

We have been advised freehold.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

