



14 Llys Cyncoed, Blackwood, NP12 0NQ

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME

Nestled in the charming area of Llys Cyncoed, Oakdale, Blackwood, this delightful house offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for families and individuals alike.

As you approach the house, you will be greeted by a well-maintained exterior that reflects a sense of pride in ownership. Inside, the layout is both practical and inviting, providing ample space for relaxation and entertaining. The living areas are bathed in natural light, creating a warm and welcoming atmosphere throughout the home. The kitchen is designed with functionality in mind, offering plenty of storage and workspace for culinary enthusiasts. It seamlessly connects to the dining area, making it perfect for family meals or hosting friends. The bedrooms are generously sized, providing a tranquil space for rest and rejuvenation.

The surrounding area boasts a variety of local amenities, including shops, schools, and parks, all within easy reach. This makes it an excellent choice for those seeking a vibrant community with everything they need close at hand.

In summary, this house in Llys Cyncoed is a wonderful opportunity for anyone looking to settle in a friendly and accessible location. With its appealing features and convenient surroundings, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this lovely property your new home.

Tenure: We are advised Freehold
Council Tax Band: E
EPC: C

- FANTASTIC FOUR BEDROOM DETACHED FAMILY HOME
- MODERN FITTED KITCHEN WITH ISLAND OPEN PLAN TO DINING ROOM
- WONDERFUL DRIVEWAY AND LANDSCAPED REAR GARDEN
- FOUR GENEROUSLY SIZE BEDROOMS
- LOUNGE AND SEPARATE SITTING ROOM/STUDY
- EXCELLENT LOCATION FOR LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- MASTER EN-SUITE, FAMILY BATHROOM AND GROUND FLOOR WC
- EXTENSIVELY UPDATED AND IMPROVED THROUGHOUT
- VIEWING HIGHLY RECOMMENDED

Offers over £338,000

Entrance Hall

Double glazed front entrance door, plaster walls and ceiling, laminate flooring, radiator, power points.

Sitting Room/Study

9'10 x 7'11 (3.00m x 2.41m)

Double glazed window to front, plaster walls and ceiling, radiator, power points.

Cloakroom/WC

Low level WC, vanity wash hand basin, splash back, radiator, vinyl flooring.

Kitchen/Breakfast Room

12 x 11'4 (3.66m x 3.45m)

Fitted with a range of modern, white gloss units, roll edge work surfaces over, splash back tiling, stainless steel single drainer sink unit, gas hob, double oven, integrated fridge/freezer, integrated dishwasher, laminate flooring, arch to dining room, power points.

Dining Room

16'6 x 7'8 (5.03m x 2.34m)

Double glazed window to front, plaster walls and ceiling, laminate flooring, radiator, power points.

Lounge

15'2 x 9'11 (4.62m x 3.02m)

Double glazed French doors to rear, feature fireplace, plaster walls and ceiling, carpeted, power points, radiator, double wood and glass doors.

Landing

Plaster walls and ceiling, roof access hatch, storage cupboard housing boiler, carpeted.

Bedroom 1

14'11 x 12'6 (4.55m x 3.81m)

Double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted.

En-Suite

Double glazed obscured window, double shower cubicle with thermostatic shower and body jets, low level wc, pedestal wash hand basin, splash back tiling, vinyl laminate effect flooring, radiator.

Bedroom 2

11'7 x 11' (3.53m x 3.35m)

Double glazed window to rear, plaster walls and ceiling, radiator, power points, carpeted.

Bedroom 3

11'6 x 9'4 (3.51m x 2.84m)

Double glazed window to rear, plaster walls and ceiling, radiator, power points, carpeted.

Bedroom 4

9'10 x 8'5 (3.00m x 2.57m)

Double glazed window to front, plaster walls and ceiling, radiator, power points, carpeted.

Bathroom

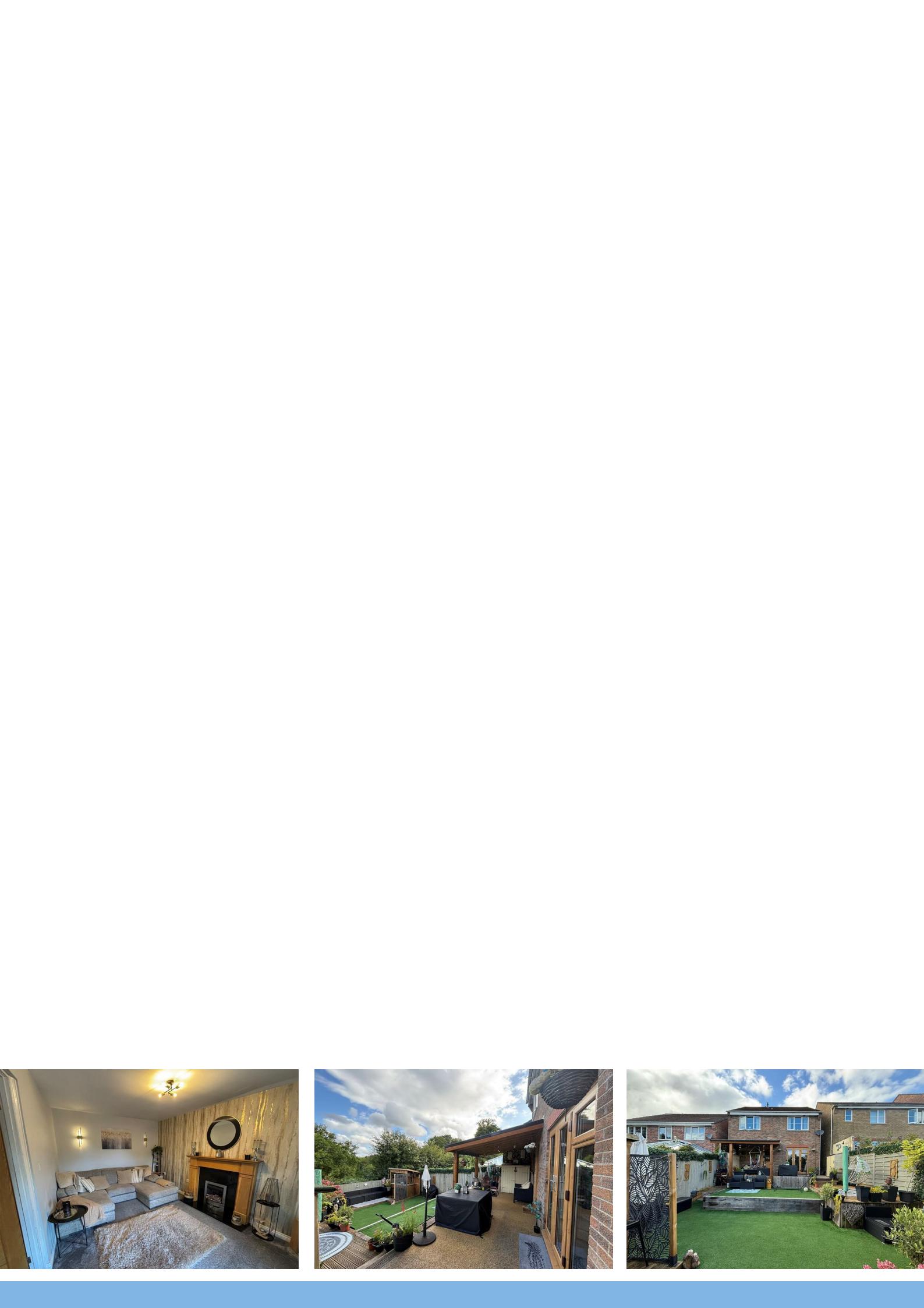
Panel bath with shower over, low level wc, pedestal wash hand basin, UPVC double glazed obscured window, radiator.

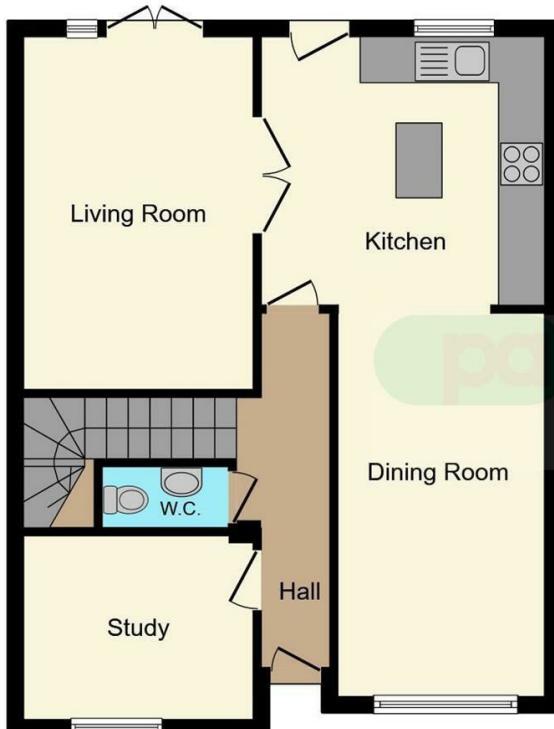
External

To the front: Recently resurfaced resin driveway providing lots of off road parking and side gate access.

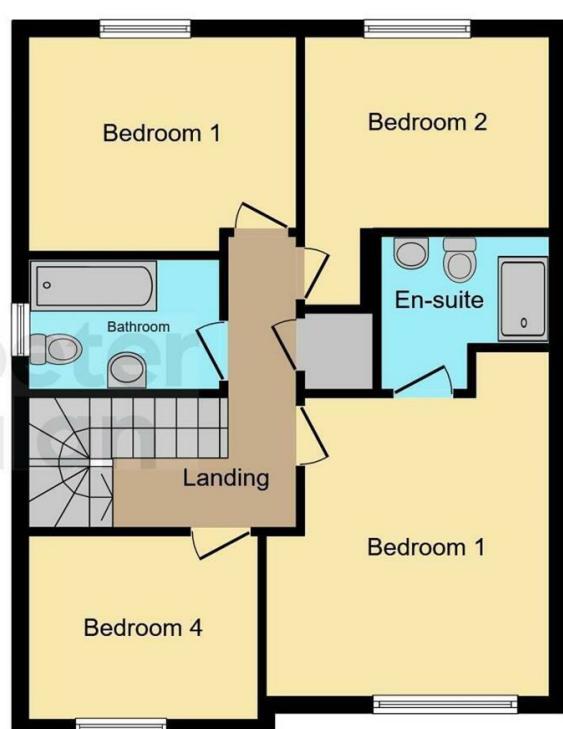
To the rear: Recently landscaped and improved rear garden with Pergoda, resin patio area, artificial lawn, decking area, stand alone bar, fully enclosed and lovely views of fields behind.





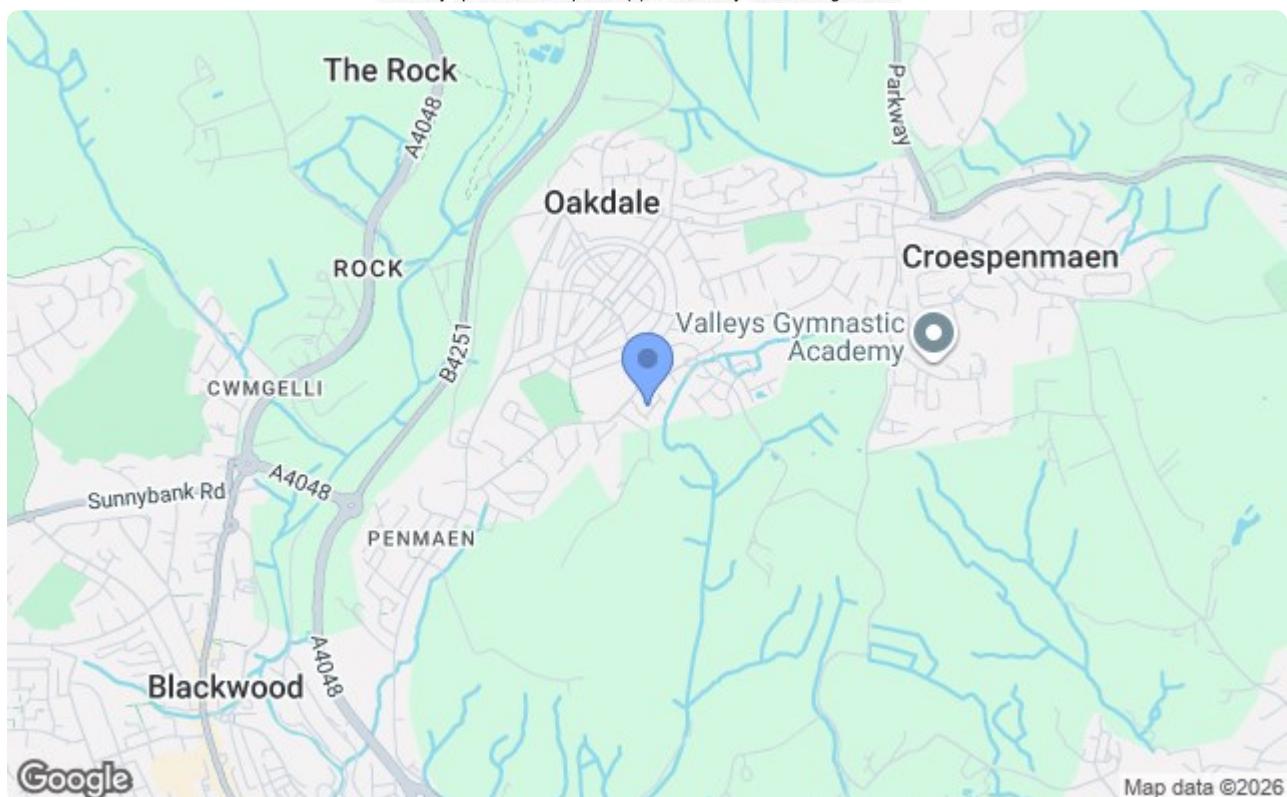


Ground Floor



First Floor

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.focalagent.com



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	