



## 51 Blacksmith Close, Oakdale, Blackwood, NP12 0BP

**Reduced £343,000**

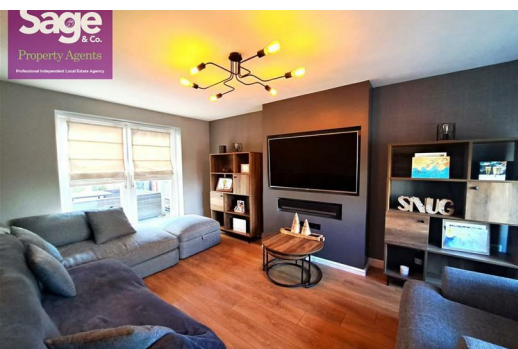
**\*\*SPACIOUS FAMILY HOME IN SOUGHT AFTER LOCATION\*\* \*\*\*NO ONWARD CHAIN\*\***

Sage and Co are pleased to offer FOR SALE this spacious FOUR BED DETACHED PROPERTY set on a popular development in the village of Oakdale close to local amenities including schools, health centre, library and a short distance from Penyfan Pond offering beautiful walks and much more.

This spacious property offers TWO RECEPTION ROOMS, GOOD SIZE KITCHEN/BREAKFAST ROOM as well as FOUR GOOD SIZE BEDROOMS (the master benefiting from ensuite facilities and dual aspect windows to both sides).

Outside is a decked area which can be accessed from the living room or kitchen leading to a low maintenance garden and gated access to the driveway and garage. The space this property offers makes it an ideal family home and a viewing is highly recommended.

EPC: C  
Council Tax Band: E



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## ENTRANCE

Enter through a composite front door,

## ENTRANCE HALLWAY

Central heating radiator, stairs to first floor, under stairs storage cupboard, laminate flooring

## DINING ROOM/PLAYROOM

12'0" x 8'11" (3.66 x 2.74)

Double glazed window to front and side, central heating radiator, laminate flooring.

## LIVING ROOM

9'7" x 16'1" (2.93 x 4.91)

Double glazed window to front, double glazed 'French' doors to rear, feature media wall, laminate flooring

## GROUND FLOOR WC

Low level WC, wall mounted wash hand basin, laminate flooring, central heating radiator.

## KITCHEN

15'0" x 12'10" (4.59 x 3.92)

Range of 'shaker' style base and wall units, square edge work surface, inset stainless steel sink unit with mixer tap over, inset gas hob, eye level oven and microwave, integrated dish washer and fish fridge freezer, central heating radiator, two double glazed window to front, double glazed sliding doors to side, tiled floor, spotlights,

## UTILITY ROOM

Plumbing for automatic washing machine

## STAIRS TO FIRST FLOOR LANDING

Loft access, central heating radiator, airing cupboard housing combi boiler, double glazed window to side

## BEDROOM ONE

9'3" x 12'10" (2.82 x 3.92)

Two double glazed window to side, fitted wardrobes central heating radiator, laminate flooring

## ENSUITE

Shower cubicle, close coupled WC, pedestal wash hand basin, chrome towel radiator, spotlights, wall and floor tiles, obscured double glazed window to side

## BEDROOM TWO

10'11" x 8'11" (3.33 x 2.74)

Two double glazed window to front and side, fitted wardrobes, central heating radiator.

## BEDROOM THREE

8'8" x 10'2" (2.65 x 3.12)

Double glazed window to rear, central heating radiator, laminate flooring

## BEDROOM FOUR

7'11" x 8'11" (2.42 x 2.72)

Double glazed window to front, central heating radiator, laminate flooring.

## BATHROOM

5'8" x 5'8" (1.73 x 1.73)

Panelled bath with mixer tap and shower over, glass shower screen, close coupled WC, wall mounted wash hand basin, chrome towel radiator, spotlights, tiled walls and floor, obscured double glazed window to front

## OUTSIDE

FRONT Gated front garden with mature shrubs,  
SIDE: Driveway for two vehicles leading to single garage with up and over door, power and lights. Gated access to rear garden.  
REAR: Decked area leading to low maintenance Cotswold stoned garden with mature shrubs and trees.

## TENURE

We have been advised freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(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		

