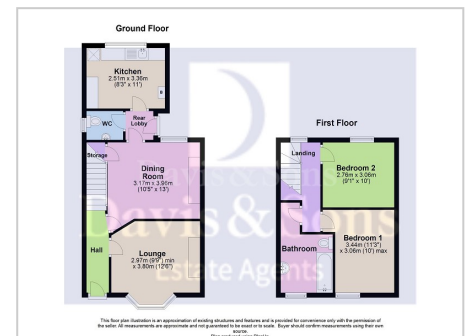


**22 Penmaen Avenue**  
**Oakdale**  
**Blackwood**  
**Caerphilly.**  
**NP12 0JZ**

**160,000**



- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- GROUND FLOOR TOILET
- ENCLOSED REAR GARDEN
- CLOSE TO OAKDALE VILLAGE CENTRE
- EASY ACCESS TO BLACKWOOD TOWN CENTRE
- CLOSE TO SCHOOLS
- NO CHAIN



**Ref: PRA11240**

## General Description

We are very pleased to offer 'FOR SALE' this lovely two bedroom family home in Oakdale. With good access to schools for all ages, this would be an ideal opportunity to buy a property in friendly village environment. Commuting via the train from Newbridge, bus or road via the A467, is definitely an option. The property has two separate rooms downstairs plus the kitchen and a WC and upstairs are the two bedrooms and family bathroom with shower over the bath. A small front garden, side garden and more to the rear, there is also rear access. It's a blank canvas waiting for you to make your own. Close to Blackwood for shopping, Bryn Meadows for Spa and golf and Blackwood Golf Club. Please call to book a viewing. NO CHAIN.

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## Accommodation

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### Hall

Double glazed glass panel entrance door, stairs to the first floor, radiator, door to:



### Lounge (9' 9" Min x 12' 6") or (2.97m Min x 3.80m)

Double glazed bay window to the front, radiator.



### Dining Room (10' 5" x 13' 0") or (3.17m x 3.96m)

Double glazed window to the rear, under stair storage cupboard, radiator, door to:



### Rear Lobby

Double glazed door to the side leading to the rear garden, doors to:

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## Kitchen (8' 3" x 11' 0") or (2.51m x 3.36m)

Double glazed window to the rear, range of wall and base units, stainless steel sink, wall mounted gas combi boiler.

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## Toilet

Double glazed obscured glass window to the side, white close coupled wc and pedestal wash hand basin, extractor fan, radiator.

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## Landing

Double glazed window to the rear, hatch to attic, doors to:

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## Bedroom 1 (11' 3" x 10' 0" Max) or (3.44m x 3.06m Max)

Double glazed window to the front, radiator.

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## Bedroom 2 (9' 1" x 10' 0") or (2.76m x 3.06m)

Double glazed window to the rear, radiator.

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## Bathroom

Double glazed obscured glass window to the front, white suite comprising a close coupled wc, pedestal wash hand basin and bath with shower over and glass shower screen, extractor fan, radiator.

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## Front

Gated access with pathway leading to the main entrance and to the side, garden mainly laid to lawn with mature hedging to the boundary.

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## Side

Pathway leading to the enclosed rear garden.

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## Rear Garden

Pathway leading to the gated access to the rear lane, brick built storage shed, garden laid to lawn with mature hedging.

## Services

Mains electricity, mains water, mains gas, mains drainage

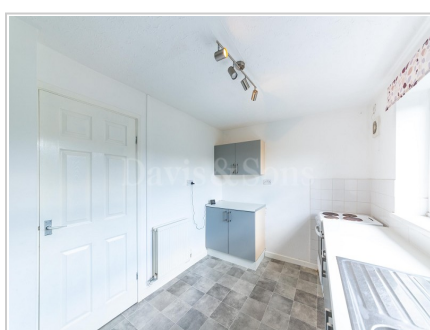
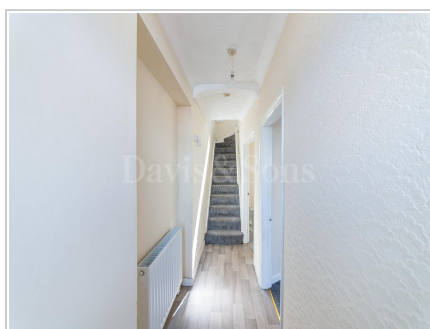
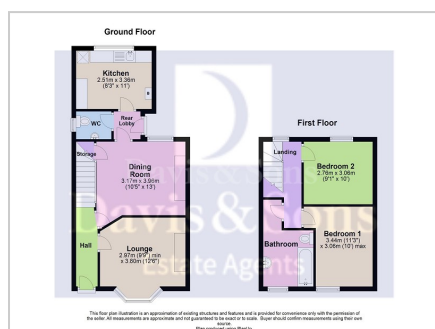
EPC Rating:60

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band B








## Ground Floor



This floor plan illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own source.  
Plan produced using PlanUp.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Land value tax applies. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.