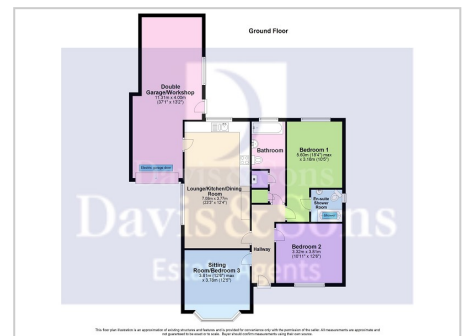


Min Y Ffordd 2 Valley View
Pontllanfraith
Blackwood
Caerphilly.
NP12 2EE

340,000



- DETACHED BUNGALOW
- NO CHAIN
- 2/3 BEDROOMS
- SPACIOUS LOUNGE/KITCHEN/DINING ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LARGE INTEGRAL DOUBLE GARAGE/WORKSHOP/UTILITY
- LARGE DRIVEWAY
- POPULAR LOCATION
- GOOD ACCESS TO THE A472



Ref: PRA11307

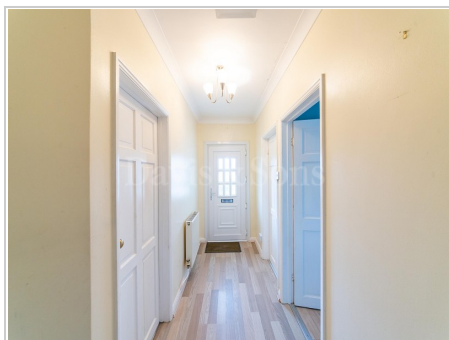
Viewing Instructions: Strictly By Appointment Only

General Description

We are very pleased to offer FOR SALE, this surprisingly spacious bungalow in Pontllanfraith, Blackwood with NO CHAIN. With the option to have two or three rooms as bedrooms, the main bedroom has an en-suite shower room. Open plan lounge/diner/kitchen and the current owner has the front room as a sitting room but could be used as a bedroom/study/craft room. Good size drive for parking and a large integral garage with electrically operated door. Gardens to front and rear with seating area accessed by a few steps. Locally, Blackwood for shopping, Bryn Meadows for Leisure activities, Spa and golf is close by. As the A467 is a short distance away, road links for commuting and getting about are excellent and there is a bus route close by too.

No Chain with this property and would be ideal for a range of buyers, whether downsizing or relocating. Please call for viewing arrangements.

Accommodation



Hallway

Double glazed entrance door, hatch to attic space, radiator, panelled doors to:



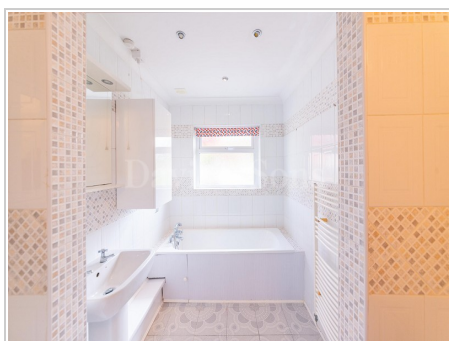
Sitting Room/Bedroom 3 (12' 6" Max x 12' 5") or (3.81m Max x 3.78m)

Currently used as a sitting room but can easily be used as a 3rd bedroom, double glazed bay window to the front, laminate flooring, radiator.



Lounge/Dining Room/Kitchen (23' 3" x 12' 4") or (7.08m x 3.77m)

Spacious open plan room, double glazed windows to the side and rear, feature fire place with a modern wall mounted electric fire, space for a dining table, kitchen area has a good range of wall and base units, ceramic double sink with a chrome mixer tap, integrated double oven and hob with extractor over, extractor fan, double glazed door to the side leading to the integral garage, 2 modern designer radiators.



Bathroom

Double glazed obscured glass window to the rear, inset spot lights, white suite comprising a pedestal wash hand basin, close coupled wc and bath, two storage cupboards, one with a wall mounted gas combi boiler, extractor fan, radiator.



Bedroom 1 (18' 4" Max x 10' 5") or (5.60m Max x 3.18m)

Double glazed window to the rear, radiator, door to:

En-suite shower room

Double glazed obscured glass window to the side, white close coupled wc, white vanity style wash hand basin, large walk in shower cubicle, extractor fan, radiator.

Bedroom 2 (10' 11" x 11' 10") or (3.32m x 3.61m)

Double glazed window to the front, radiator.

Front

Garden mainly laid to lawn, block paved pathway leading to the main entrance door and the side access.

Driveway

Block paved driveway which provides parking for several cars and gives access to the integral garage.

Integral Garage (37' 1" x 11' 5") or (11.31m x 3.47m)

Accessed by the electrically operated garage door or through the kitchen, over 11 meters making this a double garage with great workshop space, part of the garage is currently being used as utility space, double glazed window to the side, there is a double glazed door to the side giving access to the rear garden.

Side

Pathway with gated access to the rear garden.

Rear Garden

garden area mainly laid to lawn with low maintenance borders, patio seating area, pathway to the side access, access to the door to the integral garage and kitchen.

Services

Mains electricity, mains water, mains gas, mains drainage

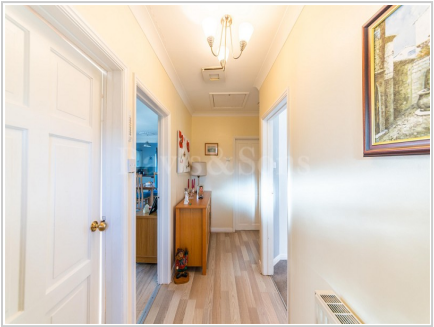
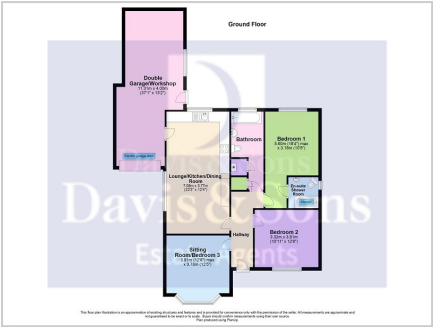
EPC Rating:63

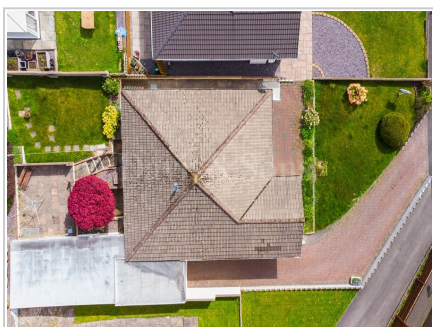
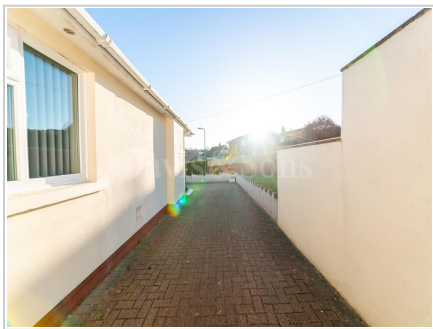
Tenure

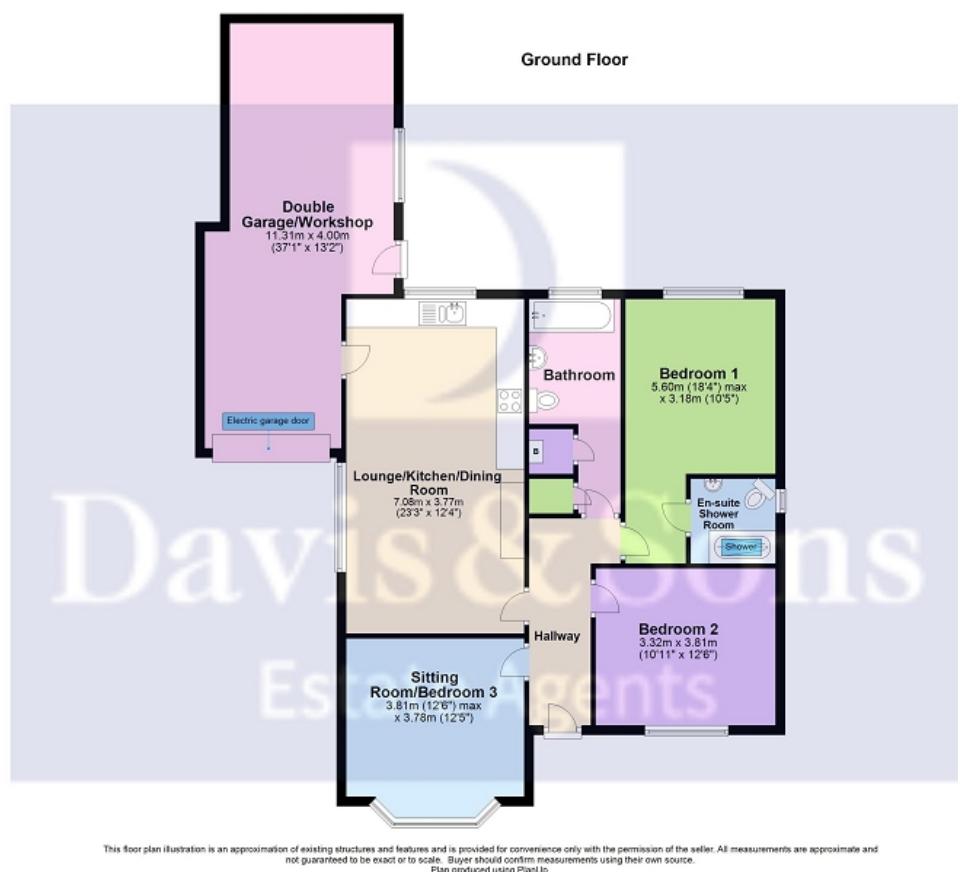
We are informed that the tenure is Freehold

Council Tax


Band E







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+) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales 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.