



17 The Glade, Blackwood, NP12 2HB

Offers over £450,000



This splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking ample space to grow and thrive. The house boasts two inviting reception rooms, providing versatile areas for relaxation, entertaining guests, or enjoying family time.

For those with vehicles, the property features parking space for up to four vehicles, a rare convenience that adds to the appeal of this charming residence.

This property is not just a house; it is a home where memories can be made and cherished. If you are looking for a spacious and well-equipped family home in a lovely area, this delightful property in Wyllie is certainly worth considering.



MAIN DESCRIPTION

Nestled near the picturesque Sirhowy Valley Country Walk, this beautifully presented detached family home offers the perfect blend of modern living and the charm of village life. With its spacious interiors, well-designed layout, and close proximity to scenic countryside walks, this property is a rare find in this desirable location.

Upon entering, you are greeted by a welcoming entrance hall with stairs leading to the first floor and a convenient storage cupboard. A ground floor WC and a study with a side window provide practicality for family life and working from home.

The spacious lounge is a bright and inviting space featuring a bay window to the front, French doors opening to the rear garden, and connecting doors to the family room — ideal for both relaxing and entertaining. The family room enjoys access to the rear garden, creating an excellent space for indoor-outdoor living and alfresco dining. This room also opens through to the modern kitchen, which is fitted with an excellent range of base and wall units, coordinating work surfaces, and integrated appliances including a fridge, freezer, dishwasher, 5-ring gas hob, and electric double oven. An opening leads through to the dining room, which benefits from a window to the side, creating a lovely light-filled setting for family meals.

The utility room offers further convenience with plumbing for a washing machine, space for a tumble dryer and an additional fridge/freezer, as well as a door to the rear garden and internal

access to the double garage.

The first floor offers four well-proportioned bedrooms. Bedroom one features built-in wardrobes and a private en-suite shower room. Bedroom three also benefits from its own en-suite facilities. The family bathroom is fitted with a contemporary suite comprising a freestanding bath with shower over, low-level WC, and pedestal wash hand basin.

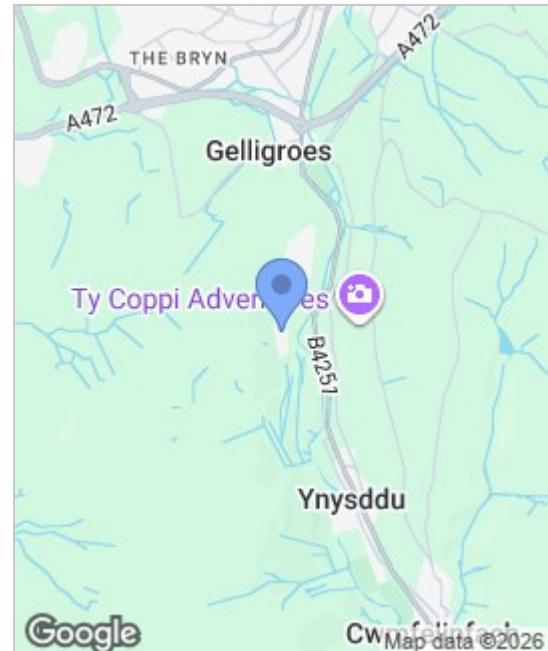
To the rear, the enclosed garden is level and neatly landscaped with a patio area and lawn — perfect for children, pets, and outdoor entertaining. Side access adds further practicality. To the front, a driveway provides ample parking and leads to the double garage.

This superb family home offers generous living space, modern conveniences, and a beautiful setting close to open countryside while remaining within easy reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to



Rating	Description	Current	Potential
A (Very energy efficient - lower running costs)	(92 plus)	A	80
B	(81-91)	B	
C	(69-80)	C	
D	(55-68)	D	
E	(39-54)	E	
F	(21-38)	F	
G	(1-20)	G	

Not energy efficient - higher running costs

Rating Category	Current	Potential
Very environmentally friendly - lower CO2 emissions	92 plus	A
Environmentally friendly	81-91	B
Moderate	69-80	C
Unfriendly	55-68	D
Unfriendly	39-54	E
Unfriendly	21-38	F
Not environmentally friendly - higher CO2 emissions	1-20	G

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