



2 The Meadows, Blackwood, NP12 1FL

Guide Price £650,000

****GUIDE PRICE £650,000 TO £700,000** **SET OVER THREE FLOORS** **NO ONWARD CHAIN**** Nestled in the serene area of The Meadows, Blackwood, this impressive DETACHED FAMILY HOME offers a perfect blend of space and comfort, ideal for family living. With SIX GENEROUSLY SIZED BEDROOMS, this self-build property provides ample room for both relaxation and privacy. The layout includes TWO INVITING SITTING ROOMS, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the SPACIOUS KITCHEN/DINING AREA designed to accommodate both casual meals and formal dining occasions, this area is perfect for those who love to cook and entertain, providing a warm and welcoming atmosphere. Additionally, the property boasts THREE WELL APPOINTED BATHROOMS, including an ENSUITE to the master bedroom, ensuring convenience for all residents and guests.

Accessed via a PRIVATE ROAD, this home offers a sense of EXCLUSIVITY AND TRANQUILLITY, making it a peaceful retreat from the hustle and bustle of everyday life. The combination of spacious living areas, multiple bathrooms, GARAGE AND OFF ROAD PARKING makes this property a rare find in the market.

Whether you are looking for a family home or a place to entertain, this six-bedroom house in The Meadows is sure to impress. With its thoughtful design and ample space, it is ready to welcome its new owners. Don't miss the opportunity to make this exceptional property your own.

EPC RATING: C
COUNCIL TAX BAND: G



70 Tredegar Street Risca NP11 6BW
Telephone: 01633 838888 Email: risca@sageandco.co.uk

www.sageandco.co.uk

ENTRANCE

Enter through a double glazed front door with matching glass side panels.

ENTRANCE HALLWAY

Spacious hallway with solid wood flooring, central heating radiator, stairs to the first floor, doors through to:

SITTING ROOM/BEDROOM

16'10" x 13'6" (5.15 x 4.13)

Double glazed window to the front, central heating radiator, fitted wardrobes, solid wood floor.

FAMILY BATHROOM

11'3" x 7'3" (3.44 x 2.21)

Panelled bath with waterfall tap, double step in shower, vanity wash hand basin and close coupled WC, chrome towel rail, obscure double glazed window to the side.

KITCHEN/DINER

26'2" x 15'5" (8.00 x 4.72)

Fitted with a range of solid wood base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, inset five ring gas hob with eye level oven and grill, integrated fridge, integrated dishwasher, three windows to the side, one window to the rear, double glazed door to the side, loft access, solid wood flooring, double doors through to the living room.

UTILITY ROOM

5'9" x 10'11" (1.77 x 3.33)

Fitted with a range of base and wall units, rolled edge work surface, inset stainless steel sink unit with mixer tap over, plumbing for automatic washing machine and tumble dryer.

LIVING ROOM

16'4" x 19'8" (4.98 x 6.00)

Double glazed "French" doors and side panels to the rear, two vertical central heating radiators, feature fireplace, wood flooring.

STAIRS TO THE FIRST FLOOR - LANDING

Stairs to the second floor, doors to:

MASTER BEDROOM

15'6" x 15'7" (4.74 x 4.77)

Two double glazed windows to the front, central heating radiator, fitted wardrobes, airing cupboard housing combi boiler.

ENSUITE

Double shower cubicle, vanity wash hand basin and low level WC, chrome towel rail, obscure double glazed window to the side.

BEDROOM TWO

16'10" x 13'10" (5.15 x 4.22)

Double glazed window to the front, central heating radiator.

BEDROOM THREE

11'6" x 13'3" (3.53 x 4.05)

Double glazed window to the rear, central heating radiator, fitted wardrobes.

BEDROOM FOUR

16'6" x 10'2" (5.04 x 3.12)

Double glazed window to the rear, central heating radiator.

FAMILY BATHROOM

12'7" x 7'0" (3.84 x 2.14)

Panelled bath with mixer tap over, shower cubicle, vanity wash hand basin and low level WC, chrome towel rail, obscure double glazed window to the rear.

BEDROOM FIVE

15'10" x 11'6" min 17'6" max (4.85 x 3.53 min 5.35 max)

Two velux windows, obscure double glazed window to the side, eaves storage, central heating radiator.

BEDROOM SIX

13'11" x 17'6" (4.25 x 5.34)

Two velux windows, double glazed window to the side, two eaves storage cupboards, central heating radiator.

FAMILY BATHROOM

11'3" x 5'7" (3.43 x 1.71)

Panelled bath with mixer tap and shower over, glass shower screen, vanity wash hand basin, low level WC, chrome towel rail.

OUTSIDE

FRONT: Block paved driveway with level lawn.

SIDE: Access to both sides

REAR: Spacious patio area with raised lawn area and storage sheds to remain

GARAGE

Good size garage with up and over door

TENURE

We have been advised freehold

