



**3a Bryn Road, Cefn Fforest, Blackwood, Gwent NP12 3NA**  
**Guide Price £190,000**

**\*\*GUIDE PRICE £190,000 TO £200,000\*\* \*\*NO ONWARD CHAIN\*\***

Nestled on Bryn Road in the charming area of Cefn Fforest, Blackwood, this SPACIOUS SEMI DETACHED HOME offers a perfect blend of comfort and convenience. With THREE BEDROOMS this property is ideal for families or those seeking extra space. The home also boasts THREE LIVING ROOMS, providing ample room for relaxation and entertainment. The property features TWO BATHROOMS, ensuring that morning routines run smoothly for everyone in the household. Additionally, the GARAGE AND DRIVEWAY provide parking for up to three vehicles, making it easy for you and your guests to come and go with ease.

This semi-detached house is not only practical but also offers a welcoming atmosphere, making it a delightful place to call home. With its generous living space and convenient location, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Council Tax Band: C  
EPC RATING: D



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### ENTRANCE

Enter through a double glazed front door.

### ENTRANCE PORCH

Two double glazed windows to the side, double glazed door leading to the hallway.

### ENTRANCE HALLWAY

Through the hallway there is a window to the porch, central heating radiator, stairs to the first floor and doors leading to the living room.

### LIVING ROOM

11'1" x 14'2" (3.4 x 4.32)

Double glazed windows to the front and rear, two central heating radiators

### SECOND LIVING ROOM

9'9" x 12'1" (2.99 x 3.7)

Double glazed window to the front, central heating radiator, steps up to the snug area.

### SNUG

6'6" x 11'7" (2.0 x 3.55)

Double glazed windows to front and side, central heating radiator.

### KITCHEN

12'4" x 8'4" (3.77 x 2.56)

Fitted with a range of base and wall units, rolled edge work surface with inset stainless steel sink unit with a mixer tap over, integrated gas hob and electric oven, pull out larder unit, central heating radiator and double glazed window to the rear.

### SHOWER ROOM/ WET ROOM

5'6" x 4'5" (1.7 x 1.37)

Wall mounted shower, wall mounted wash hand basin, central heating radiator, obscured double glazed window to the rear, walls and floor fully tiled.

### GROUND FLOOR WC

4'9" x 2'7" (1.45 x 0.84)

Low level WC, obscured double glazed window to the rear

### UTILITY/REAR PORCH

Double glazed windows to three sides, double glazed door to the rear, plumbing for automatic washing machine.

### STAIRS TO FIRST FLOOR-LANDING

Large stained glass window to the rear, loft access, cupboard housing combi boiler, doors leading to:

### BEDROOM ONE

11'5" x 14'0" (3.49 x 4.28)

Double glazed window to the front and rear, central heating radiator

### BEDROOM TWO

11'11" x 9'9" (3.64 x 2.98)

Double glazed window to the front, central heating radiator

### BEDROOM THREE

8'10" x 6'7" (2.71 x 2.01)

Double glazed window to the side, central heating radiator, storage cupboard.

### BATHROOM

8'10" x 5'8" (2.71 x 1.74)

Panelled bath, pedestal hand wash basin, low level WC, central heating radiator, obscured double glazed window to the rear.

### OUTSIDE

FRONT: Level patio area bordered with mature shrubs and trees.

SIDE: Gated driveway leading to single garage with roller shutter door

REAR: Good size patio area

### TENURE

We have been advised freehold

