



23 Tirbach Road, Blackwood NP12 2HL

£185,000

****THREE BEDROOM HOUSE WITH OFF ROAD PARKING****

Nestled on the charming Tirbach Road in Wyllie, Blackwood, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The house features a modern bathroom and kitchen. The property also boasts parking for two vehicles, a valuable asset in this desirable area, allowing for easy access and convenience.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to create lasting memories in a lovely setting. Don't miss the chance to make this charming house your new home.

Tenure: We are advised Freehold

Council Tax Band: B

EPC: TBC



Entrance Hall

UPVC double glazed door to front, plastered walls and ceiling, radiator, tiled floor, carpeted stairs to first floor.

Reception Room

15'11" x 11'10" (4.87 x 3.61)

UPVC double glazed window to front, plastered walls and ceiling, dado rail, carpet, radiator, power points.

Kitchen/ Dining Room

18'11" x 9'1" (5.77 x 2.78)

UPVC double glazed windows and door to rear, matching base and wall units, roll edge worktop, composite sink with drainer and mixer tap, integrated five gas ring hob and eye level double oven, tile splash back and floor, plastered walls and ceiling, radiator, power points.

Landing

Plastered walls and ceiling, carpet.

Bedroom 1

11'11" x 9'8" (3.64 x 2.96)

UPVC double glazed window to front, plastered walls and ceiling, carpet, radiator, power points.

Bedroom 2

9'8" x 9'3" (2.96 x 2.82)

UPV double glazed window to rear, plastered walls and ceiling, carpet radiator, power points.

Bedroom 3

10'2" x 8'7" (3.12 x 2.63)

UPVC double glazed window to front, plastered walls and ceiling, carpet, radiator, power points.

Bathroom

8'10" x 9'2" (2.7 x 2.8)

UPVC double glazed obscured window to rear, curved panel bath, separate corner shower, floating hand wash basin, close couple w/c, walls half tile, half plastered, ceiling plastered, tiled floor, heated towel rail,

External

To Front :Chipping area with some plants and shrubbery..
To Rear : Paved area with steps to lawn area and rear double hardstanding for off road vehicle parking.

Additional Information

Solar Panels: The property has solar panels which are owned and are part of a feedback tariff.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC



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