



## Villawood Montclair Avenue, Blackwood NP12 1EE

**£249,500**

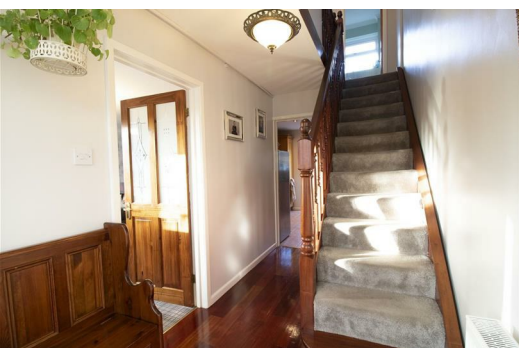
**\*\*WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE\*\*GARAGE AND OFF ROAD PARKING\*\***

Nestled in the charming area of Montclair Avenue, Blackwood, this delightful semi-detached 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 lounge and dining room provide ample opportunity for relaxation and entertaining, making it easy to host friends and family with a lovely fitted kitchen. Additionally, the property boasts off road parking and a good size garage and potential to extend.

Montclair Avenue is a lovely neighbourhood, known for its friendly community and proximity to local amenities within easy walking distance and an easy commute. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families and professionals alike.

With its spacious layout and desirable location, it presents a wonderful opportunity for anyone looking to settle in Blackwood. Do not miss the chance to view this charming property and envision your future in this welcoming space.

TENURE: We are advised Freehold  
COUNCIL TAX BAND: D  
EPC: D



Entrance Hall

5'6" x 13'4" (1.69 x 4.08)

UPVC double glazed front door with side panel, plaster walls and ceiling, radiator, hardwood flooring, stairs to first floor.

Lounge

13'10" x 9'5" (4.24 x 2.89)

UPVC double glazed window to front, papered walls and plaster ceiling with decorative coving, power points, radiator, carpeted, feature fireplace.

Dining Room

9'11" x 9'8" (3.03 x 2.95)

UPVC double glazed patio doors to rear, papered walls and plaster ceiling with decorative coving, power points, radiator, carpeted,

Kitchen

10'1" x 11'3" (3.09 x 3.44)

Fitted with Oak style base and wall units, roll edge work surfaces over, integrated oven, hob and concealed extractor, inset stainless steel bowl and a half drainer sink. tiled floor, splash back tiling, UPVC double glazed window and door to rear, power points.

Landing

7'3" x 7'6" (2.21 x 2.31)

Plaster walls and ceiling with coving, carpeted, roof access hatch.

Bedroom 1

9'7" x 12'7" (2.93 x 3.86)

UPVC double glazed window to rear, plaster walls and ceiling, carpeted, radiator, power points, built in wardrobes.

Bedroom 2

10'3" x 11'4" (3.14 x 3.46)

UPVC double glazed window to front, plaster walls and ceiling with coving, radiator, power points, carpeted, built in mirrored wardrobes.

Bedroom 3

7'1" x 9'11" (2.17 x 3.04)

UPVC double glazed window to front, plaster walls and ceiling with coving, radiator, power points, carpeted, built over bed.

Bathroom

7'4" x 5'7" (2.26 x 1.71)

Panel bath with shower over, pedestal wash hand basin, splash back tiling, tiled floor, UPVC double glazed obscure window.

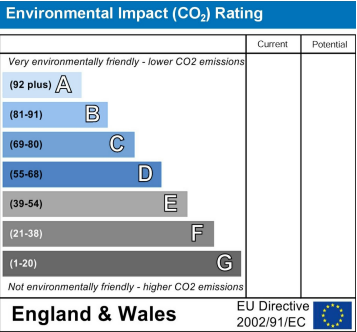
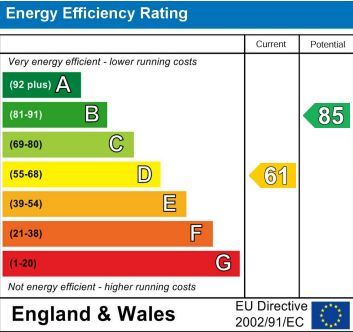
Garage

20'9" x 12'3" (6.35 x 3.75)

Roller shutter door with power and light, plumbing for automatic wash machine, stairs leading to space above with skylight.

External

Driveway providing off road parking, side access leading to rear with patio area, artificial lawn, shrub and flower borders.



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