



4 Llys Cyncoed, Blackwood NP12 0NQ

Guide price £370,000

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOMEGUIDE PRICE £370,000 TO £380,000**

Nestled in the charming area of Llys Cyncoed, Oakdale, Blackwood, this splendid detached house offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a generous living space. Each bedroom is thoughtfully designed, providing a peaceful retreat for rest and relaxation.

The house boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be adapted to suit your lifestyle, whether you envision a formal dining area, a cosy lounge, study or a vibrant playroom for children. The property boasts a wonderful modern kitchen with integrated appliances and lots of space and light. With two en-suites, a family bathroom and ground floor wc, convenience is at the forefront of this home. Each bathroom is designed with modern fixtures, ensuring that morning routines and evening unwinding are both comfortable and efficient. Parking is a breeze with plenty of space available and a detached garage, making it easy for you and your guests to come and go as you please.

This property is not just a house; it is a home where memories can be made. Its prime location in Oakdale offers a friendly community atmosphere, with local amenities, excellent schools and beautiful surroundings just a stone's throw away. Whether you are looking to settle down or invest in a family-friendly area, this delightful home is sure to impress.



Entrance Hall

Double glazed front door, under stairs storage cupboard, plastered walls and ceiling, vinyl floor, radiator, power points.

Lounge

10'1" x 18'0" (3.09 x 5.5)

UPVC double glazed window to front and patio doors to rear, plastered walls and ceiling, electric fireplace and surround, carpet to floor, radiators, power points.

Dining Room

10'9" x 9'6" (3.3 x 2.9)

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

Office

6'10" x 7'2" (2.1 x 2.2)

UPVC double glazed window to side, plastered walls and ceiling, vinyl floor, radiator, power points.

Cloakroom W/C

3'3" x 7'2" (1 x 2.2)

UPVC double glazed obscured window to side, close couple w/c, pedestal hand wash basin, plastered walls and ceiling, vinyl floor, radiator.

Kitchen

11'0" x 11'9" (3.36 x 3.6)

UPVC double glazed window to rear and stable style door to side, matching Shaker base and wall units, integrated electric hob, eye level oven and microwave, fridge freezer, dishwasher and washing machine, roll edge worktop, tile splash back, ceramic sink single drainer bowl and a half sink with mixer tap, plastered walls and ceiling, vinyl floor, radiator, power points.

Landing

UPVC double glazed window to rear, boiler cupboard, plastered walls and ceiling, carpet to floor, radiator, power points.

Bedroom 1

11'1" x 14'11" (3.39 x 4.57)

UPVC double glazed windows to side and rear, built in wardrobes, plastered walls and ceiling, carpet to floor, radiator, power points.

En-Suite

5'6" x 7'9" (1.69 x 2.37)

UPVC double glazed obscured window to side, shower unit, close couple w/c, vanity hand wash unit with basin, tiled walls, plastered ceiling, heated tower rail.

Bedroom 2

11'8" x 10'9" (3.56 x 3.3)

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

En-Suite

6'10" x 4'7" (2.1 x 1.4)

UPVC double glazed obscured window to front, shower unit, tile splash back, low level w/c, pedestal hand wash basin, plastered walls and ceiling, radiator.

Bedroom 3

10'0" x 10'5" (3.05 x 3.19)

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

Bedroom 4

13'5" x 7'6" (4.1 x 2.3)

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

Bathroom

5'6" x 7'9" (1.7 x 2.37)

UPVC double glazed obscured window to side, panel bath, close couple w/c, pedestal hand wash basin, tiled floor and walls, plastered ceiling, radiator.

External

To Front: Grass lawn, chipping area with shrubbery

To Rear: Patio, UPVC pergola over, patio heater, small trees, shrubbery and flower beds, chippings by rear gate access

Garage

Detached garage to rear with electric door.

