



## 12 Gelynos Avenue, Blackwood NP12 0AT

**£195,000**

\*\*IMMACULATE END OF TERRACE HOUSE\*\*EXCELLENT LOCATION\*\*

Located on Gelynos Avenue in the charming area of Argoed, Blackwood, this delightful end terrace house presents an excellent opportunity for families and professionals alike. With its inviting façade and well-maintained exterior, the property boasts a warm and welcoming atmosphere from the moment you arrive.

Inside, you will find two spacious reception rooms, these versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy lounge or a formal dining area. The natural light that floods through the windows enhances the inviting ambiance, making it a lovely place to relax. The house features three well-proportioned bedrooms, providing ample space for rest and privacy. Each room offers a comfortable retreat, ideal for unwinding after a long day. The two bathrooms add convenience for busy mornings and family life, ensuring that everyone has their own space when needed.

Situated in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a blend of community spirit and accessibility, with good transport links to nearby towns and cities.

In summary, this end terrace house on Gelynos Avenue is a wonderful opportunity for those seeking a beautiful, comfortable and spacious home in a desirable location. With its generous living spaces, it is sure to meet the needs



## Entrance Hallway

5'5" x 15'5" (1.66 x 4.70)

Composite door to front entrance, plastered walls with wood panelling, plastered ceiling, tiled floor, radiator, stairs to first floor, built in under stair storage, power point.

## Lounge

11'8" x 11'5" (3.56 x 3.49)

UPVC double glazed window to front, plastered walls and ceiling, colonial radiator, solid wood to flooring.

## Dining Room

13'0" x 10'2" (3.98 x 3.12)

UPVC double glazed windows to rear, plastered walls and ceiling, colonial radiator, solid wood to flooring.

## Kitchen

10'5" x 6'9" (3.20 x 2.08)

UPVC double glazed door to side access, UPVC double glazed window to rear/side aspect, fitted kitchen with matching base and floor units, space for free standing appliances, electric oven/hob with extractor fan, radiator, plastered walls and ceiling with tiles to feature wall, vinyl flooring, power points.

## Shower Room/Wet Room

6'3" x 4'11" (1.93 x 1.50)

UPVC double glazed obscured window to rear, walk in shower with rain shower system, low level WC with space saving built in wash hand basin, tiles to walls/flooring, PVC to ceiling, heated towel rail.

## Stairs/Landing

UPVC double glazed window to side aspect, plastered walls with wood panelling, plastered ceiling, carpet to flooring.

## Bedroom One

11'7" x 10'2" (3.54 x 3.11)

UPVC double glazed window to front aspect, plastered walls with high dado rail, plastered ceiling, Hammond fitted wardrobes, laminate floor, radiator, power points.

## Bedroom Two

9'10" x 8'4" (3.02 x 2.56)

UPVC double window to rear aspect, plastered walls and ceiling, coving, laminate floor, storage cupboard, radiator, power points.

## Bedroom Three

8'4" x 7'1" (2.55 x 2.18)

UPVC double glazed window to front aspect, plastered walls dado rail, plastered ceiling, laminate floor, radiator, power points.

## Bathroom

6'6" x 8'0" (2.00 x 2.44)

UPVC double glazed obscured window to rear aspect, roll top slipper bath with chrome legs, low level WC, traditional basin and washstand, separate shower with rain shower system, tiles to walls/flooring, PVC to ceiling, heated towel rail.

## Externally

Externally the property benefits from gated forecourt to front with Indian Sandstone slabs, gated side access leading to the rear. To the rear, steps leading onto paved area with lawn and Porcelain slab patio area, fully enclosed with gated access to the rear. Additional benefits include a basement storage/utility area.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

