



## 2 Arvonja Terrace, Blackwood NP12 3RG

**£170,000**

**\*\*STUNNING TWO BEDROOM MID TERRACE HOUSES\*\*FANTASTIC FIRST TIME BUY\*\***

Welcome to this charming mid-terrace house located on Arvonja Terrace in the delightful area of Fleur De Lis, Blackwood. Modernised throughout, with gorgeous Porcelain tiled floors throughout the ground floor, Oak doors and glass and Oak staircase, this property offers a perfect blend of comfort and convenience, making it an ideal home for first time buyers/professionals alike.

Upon entering, you will find a spacious lounge/dining room with lovely fireplace with Oak mantle, log burner and stone hearth that provides a warm and inviting atmosphere, good size modern fitted kitchen, utility, ground floor wc and conservatory/study perfect for relaxing or entertaining guests. The house boasts two bedrooms, lovely first floor bathroom with twin shower cubicle and free standing bath including modern fixtures.

The property also features a large detached garage to the rear and a small courtyard area. The location of Arvonja Terrace is particularly appealing, with local amenities, schools, and parks within easy reach, making it a wonderful place to live.

This home offers a fantastic chance to enjoy comfortable living in a vibrant community. Do not miss the opportunity to make this lovely house your new home.





Lounge/Dining Room

15'10" x 20'9" (4.85 x 6.34)

UPVC double glazed entrance door, plaster walls and ceiling, open plan lounge/dining room with glass and Oak balustrade staircase, Oak mantle, log burner, stone hearth, porcelain tiled flooring throughout, UPVC double glazed window to front and double Oak and glass doors to conservatory, radiators, spotlights.

Kitchen

8'8" x 12'2" (2.66 x 3.71)

Good size kitchen fitted with matching cream gloss base and wall units, roll edge work surfaces over, integrated five ring gas hob, extractor hood, eye level double oven, Porcelain bowl and a half drainer sink, UPVC double glazed window to side, porcelain tiled floor, plaster walls and ceiling.

Cloakroom w/c

4'2" x 3'05" (1.28 x .93)

Low level w/c, plastered walls and ceiling, porcelain tiled floor, UPVC double glazed obscured window to rear.

Utility Room

8'3" x 4'5" (2.53 x 1.35)

UPVC double glazed door to rear, door to garage, porcelain tiled floor, plumbing for automatic washing machine and space for dryer, roll edge work surface over.

Garage

19'3" x 12'0" (5.88 x 3.67)

Large detached garage, power and light

Conservatory/Office

10'7" x 5'1" (3.25 x 1.55)

UPVC double glazed, plaster walls and ceiling, porcelain tiled floor. radiator, power points.

Landing

Plaster walls and ceiling, UPVC double glazed window to rear, carpeted, storage cupboard, roof access hatch, radiator, glass and Oak balustrade.

Bedroom 1

12'0" x 10'4" (3.66 x 3.15)

UPVC double glazed window to front, plaster walls and ceiling, carpeted, radiator.

Bedroom 2

6'3" x 9'0" (1.93 x 2.75)

UPVC double glazed window to front, plaster walls and ceiling, carpeted, radiator.

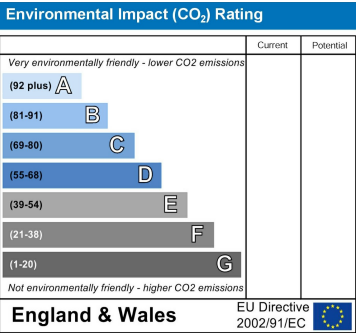
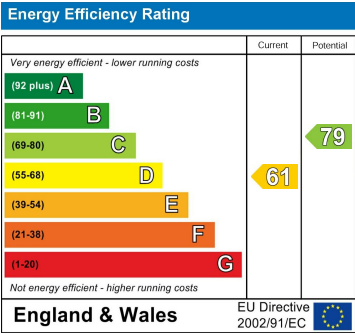
Bathroom

8'4" x 9'1" (2.56 x 2.79)

UPVC double glazed obscured window to rear, fitted with a four piece suite comprising of free standing bath, twin cubicle level shower, low level wc, vanity wash hand basin, fully tiled, storage cupboard housing boiler,, tiled floor, vertical radiator.

External

Situated in a lovely location, to the rear the property has a small paved area with side access and large detached garage.



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