



Bedwellty Road, £200,000

- Three spacious bedrooms
- Two modern bathrooms
- Garage with electric door
- Loft Room
- Outbuilding perfect for games room or garden office
- Highly sought-after location
- Good condition
- Deceptively spacious



 4
  2
  1



About the property

We are delighted to present this charming semi-detached house for sale, situated in a highly sought-after location. The property is in good condition, ready to welcome its new owners.

The dwelling consists of three comfortably sized bedrooms, two bathrooms, and a single kitchen, all providing a warm and cosy living space. The reception area comprises two rooms, with one featuring an open-plan layout that creates an inviting, spacious environment, while the second room is ideally designed to serve as a tranquil study or home office.

The property boasts an EPC rating of D, which indicates a moderate energy efficiency level, ensuring a comfortable living environment throughout the changing seasons. Council tax falls under band B, providing a fair and affordable rate.

One of the major attractions of this property is its exceptional location. It is well-served by public transport links, making commuting straightforward and hassle-free. Moreover, it benefits from proximity to local schools, making it an ideal choice for families. The presence of local amenities adds to the convenience of living here, with shops, restaurants, and recreational facilities within easy reach.



Accommodation

Entrance Hallway

Lounge/Dining Room

22' 3" x 14' 7" Max (6.78m x 4.45m Max)

Kitchen

16' 7" Max x 14' 7" Max (5.05m Max x 4.45m Max)

Groundfloor Shower Room

Stairs To First Floor Landing

Bedroom One

17' Max x 14' 7" Max (5.18m Max x 4.45m Max)

Bedroom Two

11' 8" x 10' 1" Max (3.56m x 3.07m Max)

Study

10' 1" x 10' 1" Max (3.07m x 3.07m Max)

Bedroom Four

8' 5" x 5' 9" (2.57m x 1.75m)

Bathroom

Stairs To Loft

Loft Room

13' 1" Max x 14' 4" Max (3.99m Max x 4.37m Max)

Outside

Garage

Garden Office

01495 231199

blackwood@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan