



## 44 Fair View | | Blackwood | NP12 3NS

STYLISH HOME THROUGHOUT \* CONSERVATORY \* OFF ROAD PARKING TO REAR \* OPEN PLAN LIVING \* BEAUTIFUL KITCHEN \* NICELY SIZED BEDROOMS. Drop your furniture in this modern, move-in ready home with a conservatory and parking to rear.

## Offers In Excess Of £160,000

- Conservatory
- Parking to rear
- Modern kitchen
- Stylish throughout
- Perfect first home



## Property Description

### HALLWAY

Enter via newly installed UPVC door. Stairs to first floor. Door to lounge.

### LOUNGE

13' 10" x 11' 1" (4.22m x 3.40m) Well proportioned for living area. Newly decorated and carpeted. Doors to kitchen & under stairs storage. Radiator. Opening to dining area.

### DINING ROOM

12' 8" x 9' 3" (3.88m x 2.82m) Window to front with Venetian blind fitted. Newly carpeted and decorated. Radiator.

### KITCHEN

10' 5" x 9' 2" (3.20m x 2.80m) WOW! Impressive, high spec and handle-less kitchen. Complementing low profile work surfaces with matching up stand housing inset sink & drainer. Integrated appliances; gas hob with modern extractor fan

over, single oven, microwave & slimline dishwasher. Space for fridge/freezer. Plumbing for washing machine. Stylish tiled floor and matching skirting. Radiator. Opening to conservatory. Door to bathroom.

### BATHROOM

9' 1" x 5' 4" (2.78m x 1.65m) Very stylish suite installed comprising; P shaped bath tub with dual attachment shower over, WC & vanity wash basin set on tiled splash backs. Towel radiator. Tiled floor. Window to rear. Spot lighting.

### CONSERVATORY

11' 3" x 8' 8" (3.45m x 2.65m) A brilliant addition to the home creating an open plan kitchen/dining area leading out to the garden via French doors. A good size room. Newly decorated. Stylish tile floor and matching skirting. Radiator.

### LANDING

### BEDROOM ONE

11' 9" x 7' 10" (3.60m x 2.40m) Double bedroom. Newly carpeted and decorated. Window to front. Radiator.

### BEDROOM TWO

10' 5" x 8' 8" (3.18m x 2.65m) Double bedroom. Newly carpeted and decorated. Window to rear. Radiator. Storage cupboard housing combi boiler.

### BEDROOM THREE

8' 8" x 7' 10" (2.66m x 2.40m) Comfortable single bedroom. Newly carpeted and decorated. Window to front. Radiator.

### TO THE OUTSIDE

### TO THE REAR

Well landscaped, low maintenance, rear garden. Offering a mixture of patio and decked seating areas. Steps down to



hardstand parking for up to two vehicles accessed from the rear lane.

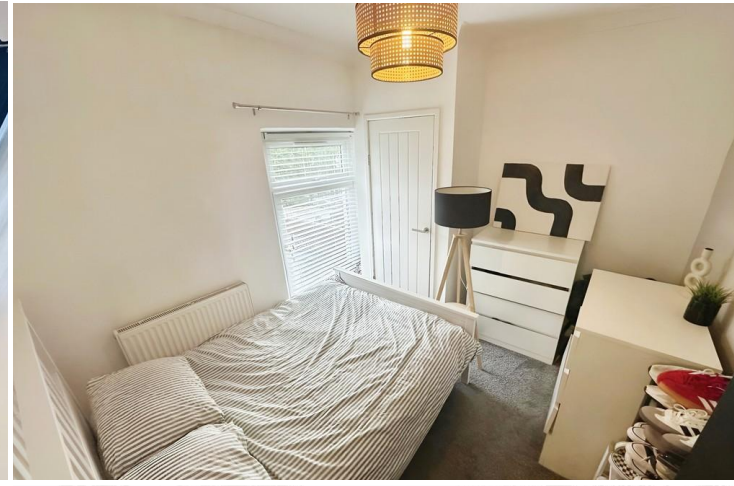
In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.







## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

Strictly by appointment

## Contact Details

22 Penallta Road  
Ystrad Mynach  
Hengoed  
Mid Glamorgan  
CF82 7AP

[www.lucasesstates.net](http://www.lucasesstates.net)  
[info@lucasesstates.net](mailto:info@lucasesstates.net)  
01443 862862



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



%epcGraph\_c\_1\_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements