

# HOLMES —AND— CASTLE

SALES • LETTINGS • MANAGEMENT

St. Andrews Drive, Pontllanfraith, Blackwood

£155,000

Holmes and Castle are pleased to present to market this two bedroom terraced home situated in the highly sought after residential area of Libanus Fields. This particular property offers open plan lounge with stairs to the first floor, modern kitchen with space for appliances and patio doors provide access to a pleasant and enclosed rear garden with patio and lawn area. There are two bedrooms and the family bathroom with bath and shower on the first floor. This lovely property would be an ideal first home or alternatively a rental investment opportunity. Further benefits include a good size rear garden, driveway parking, gas central heating and double glazing. Internal viewing is recommended to fully appreciate.



**TWO BEDROOM**

**ENCLOSED REAR GARDEN**

**DRIVEWAY PARKING**

**MID TERRACE**

**POPULAR LOCATION**

**IDEAL FIRST TIME BUY**

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## ACCOMMODATION

### Front Aspect

Access via a wooden front door into;

### Entrance Hallway

Open Plan hallway provide access straight into the lounge. A storage cupboard to house coats and shoes.

### Lounge/ Kitchen 18' 5" x 14' 7" (5.612m x 4.434m)

This lovely open plan space, offering Upvc double glazed window to front aspect, radiator, textured ceilings and plaster finish walls, stairs to the first floor, walk through into the kitchen area. Kitchen has a Upvc double glazed window overlooking rear garden, and patio doors lead onto the patio area. Textured ceiling, plaster finish walls and radiator for comfort. Space for appliances such as fridge freezer, dishwasher and washing machine, black roll edge work surfaces provide a modern feel to the kitchen along with the metro tiles around the worktops.

### First Floor Landing

Ceiling is textured, plaster finish walls and door lead to the bedrooms and family bathroom.

### Rear Garden

A pleasant rear garden, with lovely patio area and steps leading to a lawn area, storage shed. The private rear garden provides a lovely space for enjoying the summer months.

### Family Bathroom

Modern white bathroom suite with shower overhead, bath, low level WC and sink plus UPVC obscured double glazed window for additional privacy, radiator for additional comfort and storage cupboard.



### Master Bedroom 12' 8" x 8' 2" (3.864m x 2.480m)

Textured ceiling, plaster walls an excellent size double bedroom, Upvc double glazed window providing views over the front aspect, single radiator offering further comfort in winter months.

### Bedroom Two 8' 0" x 6' 3" (2.431m x 1.914m)


Textured ceiling, plaster finish walls ,Upvc double glazed window providing views over the rear garden and a single radiator.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
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