



40 Waun Goch Road, Blackwood, NP12 0LL
Offers Around £320,000



A keen gardener is required to continue to care for this much loved plot of 0.75 acre and the 2 bed detached bungalow that sits forward of it .

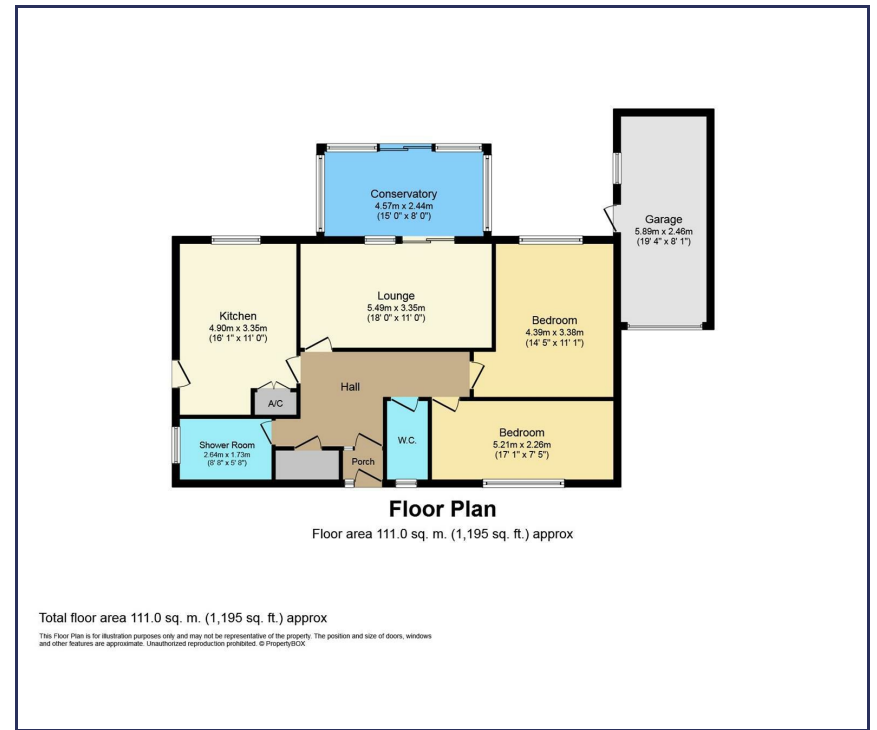
The home that occupies this large level south facing garden is well proportioned having an 18' x 11' lounge with a double glazed conservatory off, a 16' x 11' kitchen/breakfast room, a re-fitted shower room, a separate re-fitted cloakroom and a 19' attached garage (remote controlled access) as well as the 2 bedrooms.

Offering immense potential the property is situated in a much regarded and requested location within catchment to sought after schools and is a short drive to Blackwood for Town Centre shopping. Within the large south facing garden are timber storage sheds with power , a summerhouse (with power) , a timber store for the ride on mower and a greenhouse. Towards the rear boundary Nant Philkins stream splits a further private area , the main lawn and meadow has wild flowers scattered throughout , there are a variety of trees on the boundaries and an attractive water feature as you look out from the conservatory .

An amazing opportunity to create a dream family home with an extension or to have a retirement property with an amazing garden !

No upper chain.

- Superb opportunity
- 2 double bedrooms
- Lounge with conservatory off
- Cloakroom & shower room
- Sought after location
- Detached bungalow
- Large garden to 0.75 acre
- Generous kitchen
- Drive to single garage
- EPC: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(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	

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