



7 Tirfilkins Close, Pontllanfraith, NP12 2LY

£270,000



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7 Tirfilkins Close

Pontllanfraith, Blackwood

- Semi-Detached Property
- Lounge
- Kitchen/Breakfast Room
- Cloakroom/W.C.
- Conservatory
- Four Bedrooms
- Bathroom and En-suite Shower Room
- Gardens and Parking

A semi-detached townhouse, built by Charles Church, in a cul-de-sac position situated to the outskirts of Blackwood town centre. The property offers accommodation over three floors comprising an entrance hall, ground floor cloakroom/WC., kitchen/breakfast room and lounge with French doors leading into the conservatory. To the first floor are three bedrooms and bathroom. To the second floor is the master bedroom having an en-suite shower room.

The property benefits from UPVC double glazing, a gas central heating system and fitted mirrored wardrobes to bedrooms two, three and four.



To the outside is a front forecourt garden and an enclosed rear garden incorporating a patio, decked seating area and artificial lawn. Further benefits include a driveway and allocated space providing off road parking for three vehicles.

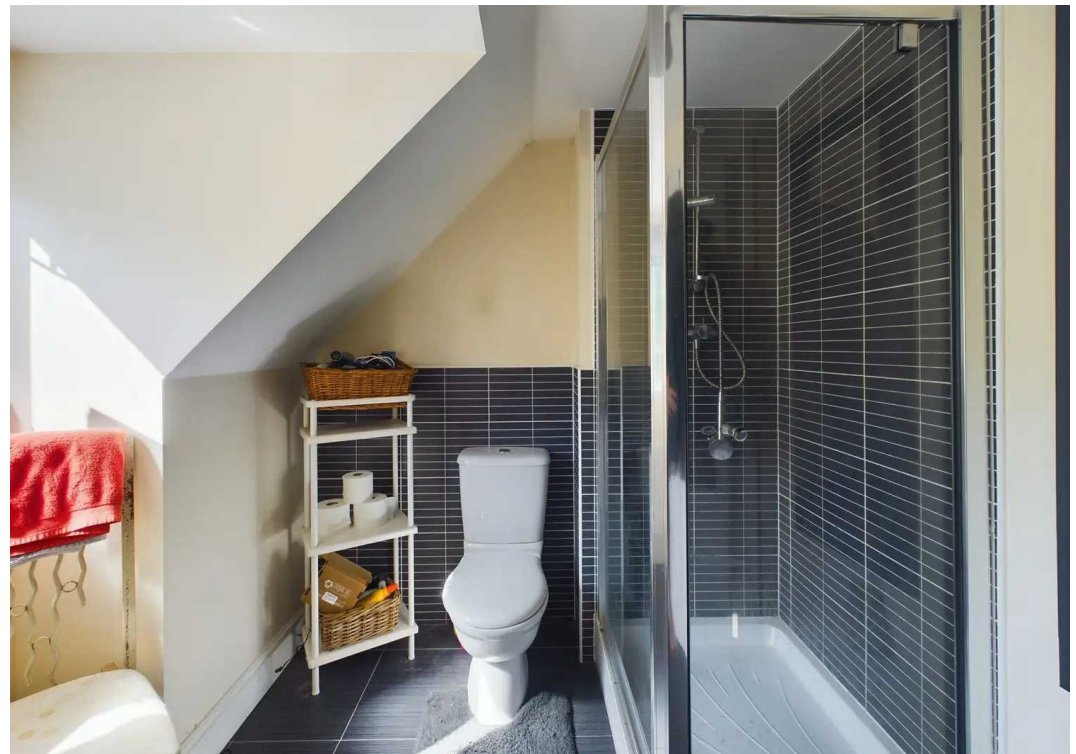
Agents Note: We are advised this property is subject to a £30 per month Green Belt charge which has increased in the last five years by £3 for the felling of rotting trees. Should further felling be required in the future, an increase to the charge will be shared amongst all residents on the estate.

Council Tax band: D

Tenure: Freehold

EPC Rating: C



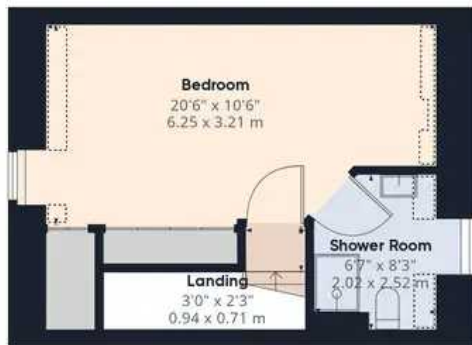




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1213.35 ft²

112.72 m²

Reduced headroom

20.88 ft²

1.94 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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