



Plot 11 Millers Wood (Beech), Blackwood, NP12 0EU

Price **£335,000**

**BRINSONS**

# Plot 11 Millers Wood (Beech), Blackwood

A wonderful development of 45 exclusive properties, both semi detached and detached by Rectory Homes part of the Miller Holdings Group of companies. The properties comprising of 3 and 4 bedroom houses are situated within a popular elevated position in Woodfield Park, Penmaen. Millers Wood offers a high specification finish with pointed stonework and attractive external features. There are six types on site, 4 bedroom detached with detached garage known as ASH, 4 bedroom detached with detached garage known as OAK, 4 bedroom detached with integral garage known as BEECH, 4 bedroom detached with integral garage and a bay known as WILLOW, 3 bedroom detached known as ELM and a 3 bedroom semi detached known as ALDER.

## Location

The development is located only a mile from Blackwood's town centre with its excellent range of shopping facilities, restaurants, cafes and the popular Maxime Cinema. Oakdale itself has schooling for all ages, parks, a library, the local Cross Oak Inn pub and Co-op Food. There are bus stops located just off the development and the nearest train station is located in Newbridge providing easy access to Cardiff City Centre for commuters.

## The accommodation in full:

### Entrance Hall

Entered via composite UPVC front door to open hallway. Skimmed walls and ceilings. Staircase leading up to first floor landing. Under stairs storage. Communicating doors through to;

### Cloaks/WC

Two piece suite in white comprising; low level WC and wash hand basin. UPVC double glazed window to front. Tiled splash backs.

### Living Room 10'3 x 19'7 (3.12m x 5.97m)

Large UPVC double glazed picture window to front. Skimmed walls and ceilings. Wall mounted aerial and socket inset.

### Kitchen/Dining Room 29'5 x 10' (8.97m x 3.05m)

Fully fitted modern kitchen by Howdens, comprising; range of fitted wall and base units with sleek handles. Kitchen features include fitted electric fan oven with four ring gas hob over and stainless steel chimney extractor above. Chrome sink and drainer with mixer tap. Integrated fridge, freezer. Behind matching decor base panel. Fitted kitchen worktop with built out breakfast bar. Skimmed wall and ceiling. LED spotlighting. UPVC double glazed window to rear. UPVC fully double glazed patio doors open out onto rear terrace.

### Utility Room 4'3 x 9'8 (1.30m x 2.95m)

Space for washing machine and tumble dryer with kitchen worktop over. UPVC double glazed window to rear. UPVC half glazed door to side. Door

through to integral garage.

## First Floor

### Landing

Accessed by half turn staircase from entrance hall, with single tread, spindles, handrail and end post. To landing with skimmed walls and ceilings. Access to loft via hatch. Fitted inset storage cupboard.

### Master Bedroom 17'1 x 10'5 (5.21m x 3.18m)

UPVC double glazed window to front. Skimmed walls and ceiling. Door through to;

### Ensuite Bathroom

En Suite is inset quadrant shower cubicle with integrated chrome shower and shower head attachment, low level WC and wash hand basin. Tiled walls and skimmed ceiling with LED spotlighting.

### Bedroom Two 10'5 x 11'8 (3.18m x 3.56m)

Good sized double room. UPVC double glazed picture window to front. Skimmed walls and ceilings.

### Bedroom Three 10'5 x 10'8 (3.18m x 3.25m)

UPVC double glazed window to rear. Skimmed walls and ceilings.

### Bedroom Four 10'5 x 13'8 (3.18m x 4.17m)

UPVC double glazed window to rear. Skimmed walls and ceilings.

### Family Bathroom 7'9 x 8'5 (2.36m x 2.57m)

Fitted three piece suite in white comprising; panelled bath with chrome mixer tap, overhead integrated shower and shower head attachment, low level WC and pedestal wash hand basin. Opaque glazed UPVC window. Tiled walls. Skimmed ceiling with LED spotlighting.

## Outside

## Gardens

To the outside, gardens to front will be laid to turf, with rear gardens laid to seed. The gardens will be private and secluded with all boundaries close boarded with feather edged fencing. All are of a substantial plot size.

### Integrated Garage (10'4 x 20'5) ((3.15m x 6.22m)

Up and over composite garage door. Skimmed walls and ceiling. Door through to utility. Gas combination boiler housed to wall.

## Specification

All benefit from Howdens fitted kitchens which include integrated appliances such as fridge/freezer, cooker, hob and extractor fan. There is an option to upgrade the kitchen to a higher specification at an additional cost. Further benefits include off road parking, UPVC double glazing throughout, combination gas central heating boiler and fitted aerial points and sockets.

## Tenure

We are advised that the property is Freehold. You should, however, obtain verification from your solicitor upon purchase.

## Council Tax

To be confirmed.

**Price £335,000**

4 Market Street, Caerphilly, Mid Glamorgan, CF83 1NX

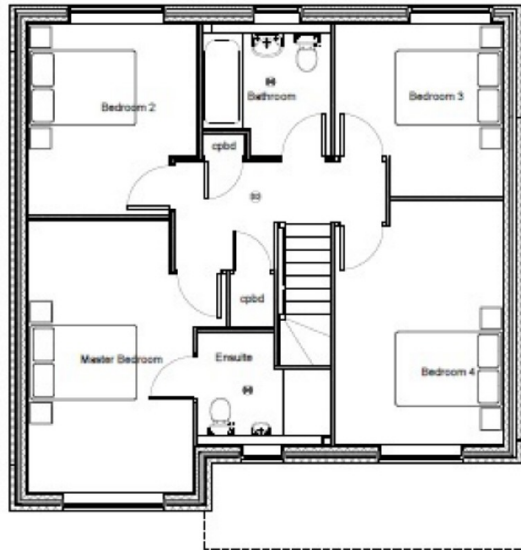
T: 02920 867711 E: sales@brinsons.co.uk

**BRINSONS**

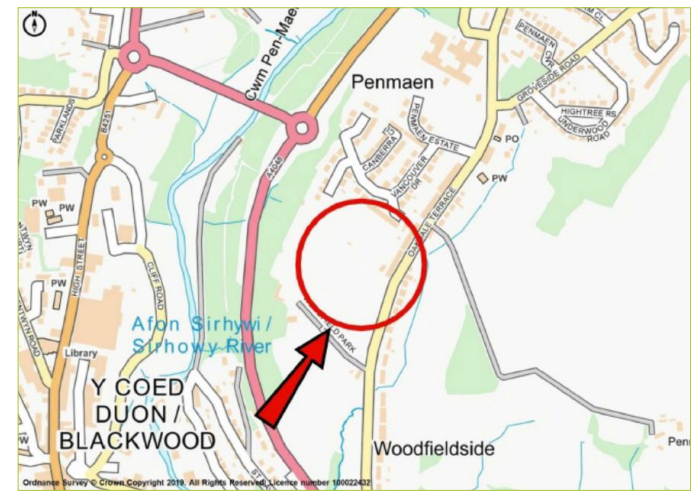




Ground Floor



First Floor



**BRINSONS**

4 Market Street, Caerphilly, Mid Glamorgan, CF83 1NX

T: 02920 867711

E: sales@brinsons.co.uk



**BRINSONS**

Awaiting

EPC