



BLACKWELL CLOSE

CADOXTON

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, C F 63 1D B

£185,000 -

FREEHOLD



3 Bed



2 Bath



sq ft

Welcome to Blackwell Close, Cadoxton - a mid-terrace house. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is its extension, providing even more living space for you to make your own. The garage with direct gated lane access adds a touch of convenience to your everyday life, making coming and going a breeze.

Step outside into the fantastic garden, a tranquil oasis where you can unwind after a long day or host summer barbecues with friends. The three/four double bedrooms offer flexibility, whether you need extra space for guests or want to create a home office.

This property is truly a great family home, offering a perfect blend of comfort and style. Don't miss out on the opportunity to make Blackwell Close your new address - it's a place where cherished memories are waiting to be made.

ENTRANCE

Via UPVC door with obscure panels.

PORCH

8'6" x 2'09"

UPVC double glazed obscure windows to front and side elevation. Coving to ceiling. Wood effect laminate flooring. Doors to cloakroom and kitchen.

W.C./SHOWER ROOM

7'11 x 2'8"

UPVC double glazed obscure window to front elevation. Coving to ceiling. Extractor fan. Low level w.c. Wash hand basin with twin taps over. Wall mounted electric shower enclosed cubicle. Tiling to all walls. Wood Effect laminate flooring.

HALLWAY

Stairs rising to first floor landing. Wood effect laminate flooring. Radiator. Storage cupboard providing plenty of storage also houses the gas and electric meters. Door leading to:

KITCHEN

19'3" x 7'9" (11'5" widest)

UPVC double glazed window to front elevation. Range of wall and base units with laminate work surfaces. Stainless steel sink with multiuse mixer tap. Integrated dishwasher. Eye Level electric double oven. Four ring gas hob with extractor fan over. Spotlights to ceiling. Tiling to all splashbacks. Plumbing for washing machine. Breakfast bar with storage cupboards and laminate surfaces. Wood effect laminate flooring. Display wall units with spotlights. Radiator. Under stairs Storage cupboard. Door leading into;

LIVING ROOM

18'10" x 15'9"

UPVC double glazed french doors leading out to the south facing garden and double glazed windows either side. Coving to ceiling. Continuous of wood effect laminate flooring. Marble hearth and surround.

FIRST FLOOR LANDING

Doors leading to all bedrooms and family bathroom. Fitted carpet to stairs and landing. UPVS double glazed window to the front elevation. Thermostat and smoke alarm.

BEDROOM ONE

12'7" x 9'08"

Large UPVC double glazed window to the front elevation. Fitted carpet. Radiator. Built in wardrobe.

BEDROOM TWO

12'10" x 8'5"

Velux window to rear elevation. Fitted carpet. Radiator. Small fire exit door leading into third bedroom.

BEDROOM THREE

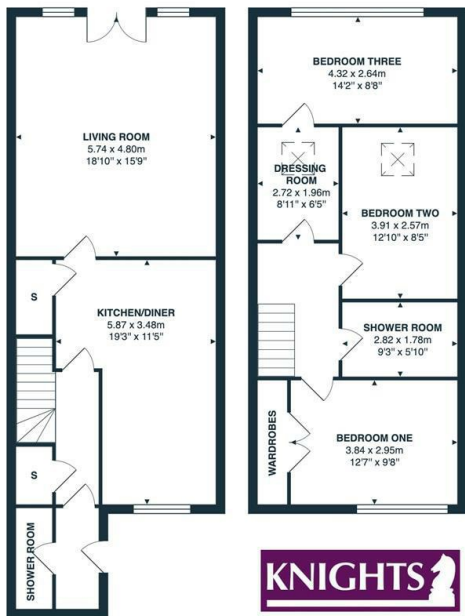
14'2" x 8'8"

Two UPVC double glazed windows to rear elevation overlooking the garden. Radiator. Wood effect laminate flooring. Chrome power points and switches.





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



Blackwell Close, Barry, CF63 1DB
 All measurements are approximate and for display purposes only

BARRY & THE VALE'S HOME FOR

STYLISH SALES
& LETTINGS



KNIGHTS