



**39 Mill Road
Pontllanfraith
Blackwood**



SPACIOUS THREE BEDROOM FAMILY HOME SET IN SUBSTANTIAL PLOT

- NO ONWARD CHAIN
- SPACIOUS THREE BEDROOM FAMILY HOME
- SUBSTANTIAL PLOT
- GOOD SIZED LOUNGE/DINER
- STYLISH KITCHEN WITH ADJOINING GARDEN ROOM
- GROUND FLOOR WC
- MODERN FAMILY BATHROOM
- LOTS OF POTENTIAL TO IMPROVE
- NEAR TO AMENITIES AND ROAD LINKS
- EXCELLENT POTENTIAL TO IMPROVE

Offers In Excess Of £195,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Mill Road, Pontllanfraith, NP12 2LU

Introduction

A fantastic and rare opportunity to purchase this spacious end-terraced family home situated in the ever popular Springfield area of Pontllanfraith, offering easy access to excellent amenities and main road connections. Within walking distance there are local shops, bus stops and well regarded schools as well as the A472 being just around the corner providing an easy commute to neighbouring towns and cities.

The property is offered for sale with no onward chain and sits within a larger than average plot which has excellent potential to improve or extend the current living accommodation (subject to relevant planning and permissions).

On entering the property, we are welcomed into the hallway which leads off to a spacious lounge/diner with feature media wall, a stylish fitted kitchen, ground floor WC plus a small garden room with double doors out to the garden. Upstairs, there are three bedrooms and family bathroom.

Further information can be found below;

Tenure

Freehold

Boundaries

We recommend confirming all legal boundaries with your solicitor

Council tax

Band B

Viewing

By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.



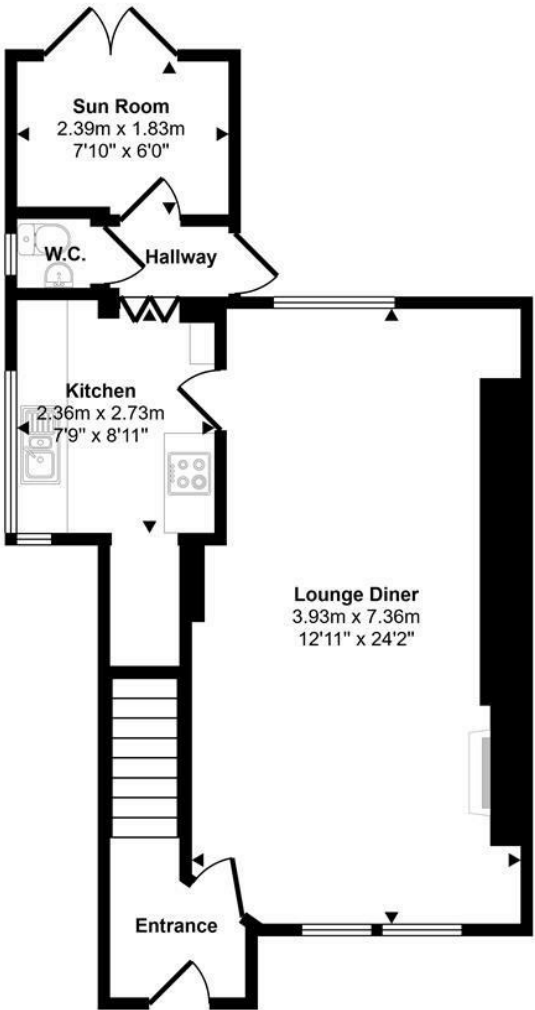
Energy Efficiency Rating

	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	

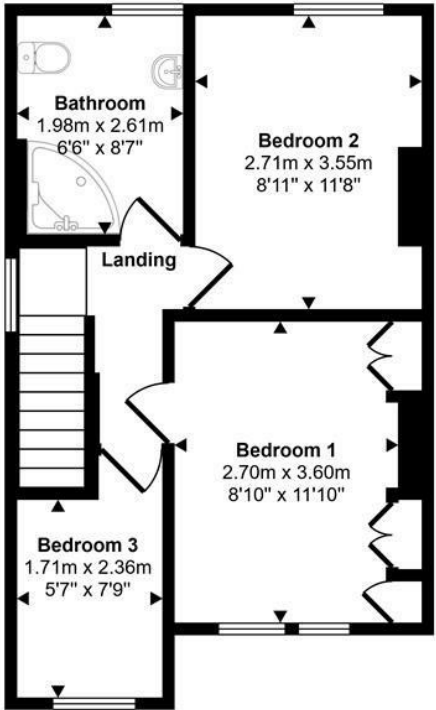
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
84 sq m / 904 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 37 sq m / 396 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.