



Pen Y Coedcae Farm, Blackwood



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Description

[embed]<https://youtu.be/o3Wsfom9b7g>[/embed] Large 5 Bedroom detached country house set in its own grounds of approximately ½ acres, with 7 stables, tack room, small hay barn, large container storage shed, Brick laid court yard. This property would be perfect for someone with equestrian interests. The property is situated just a 5 minute drive to local amenities and with easy access to Newport, Cardiff and new bridge. The property as recently been fully refurbished to a very high standard. The property is within the catchment area of Oakdale Comprehensive School and a brand new comprehensive school in the process of being built Solid oak door leading into: Porch Pitched roof, tiled flooring with a door leading into: Main Hallway 18' x 15'6 (widest point) L shaped hallway, terracotta tiled flooring with under floor heating, exposed stone wall, 1 double plug points and stair case to first floor with full sized under stairs storage. 1st Reception room 21'11 x 15'6 Terracotta tiled flooring with under floor heating, exposed stone wall, oak beams to the ceiling, 3 double plug points, TV & BT point, wall mounted thermostatic control and 3 UPVC double glazed windows to the front of the property. Kitchen/diner 31'7 x 15' Genuine flagstone slab flooring with under floor heating, oak beams in the ceiling, fully fitted bespoke ash kitchen, country style units, Belfast sink with chrome taps, range style cooker, 5 double plug points, at the far end, there is a large sitting area possible 3rd reception room with original feature fireplace, stone hearth and exposed stone wall. 2nd reception room 13'11 x 15 Terracotta tiled with under floor heating, white washed stone wall, oak beams ceiling, 2 double plug points, 2 wall lights, BT point, 2 UPVC double glazed windows 1 to the side of the property and 1 to the front of the property, this room has the potential to be converted into a granny annexe or possible holiday for extra income. 2nd Kitchen 18'2 x 7'9 Terracotta flooring with under floor heating, vaulted ceiling with oak beams, fully fitted kitchen with light oak units, 1 ½ stainless steel sink with chrome mixer taps, electric hob and oven, extractor fan and light, 7 double plug points, UPVC double glazed window and solid stable style oak door to the front of the property. Long corridor 28' 9 x 3'10 Original flagstone flooring with under floor heating, 1 double plug point and doors leading off to rear garden with solid oak stable style door, also directly into snooker room, wc & shower room and utility room. Utility room. 15 x 8'5 Original flagstone flooring with under floor heating, solid oak stable style door, wall mounted enamel sink with brass taps, new Worchester combi boiler, space for white goods and 2 double plug points, Storage room 10'7 x 9'6 Original flagstone flooring with under floor heating, double glazed frosted window, space for large chest freezer, storage racking, 1 double plug point and loft access. Shower room 10'9x 10'4 Original flagstone



flooring with under floor heating White b-day with gold effect taps, white WC with Victorian style cistern, , partly tiled walls, large shower cubicle, white wall mounted wash hand basin with gold effect taps and frosted glass double glazed UPVC windows to the rear of the property. Games room 24'6 x 14'8 Glazed tiled flooring with under floor heating, exposed stone wall, housing a full sized snooker table with canopy and light, 4 double plug points, 2 UPVC double glazed windows to the rear of the property and UPVC double glazed French doors leading out the rear garden. Stairs to Half landing with stained glass window to front to the property, further stairs leading to: Main landing 44 x 15'2 (widest point) L shaped galleried landing, newly carpeted flooring, exposed stone wall, beamed ceilings, 3 double plug points, 1 wall mounted radiator, 2 skylights and a UPVC double glazed window to the front of the property overlooking the fields and beyond. Master Bedroom 16'2 x 14'9 Newly carpeted flooring, lovely wooden beamed ceiling, bespoke built in wardrobes with shelving, 2 double plug points, 1 wall mounted radiator, 2 UPVC double glazed windows 1 to the front, side and rear of the property all with lovely views. Bedroom 2 15'2 x 14'1 Newly carpeted flooring, wooden beamed ceiling, exposed stone wall, original stone staircase leading to the kitchen, built in wardrobes with shelving, 1 double plug point, 1 wall mounted radiator and UPVC double glazed window with lovely views to the front of the property. Bedroom 3 12'1 x 11'10 Newly carpeted flooring, wooden beamed ceiling, exposed stone wall, 2 double plug points, 1 wall mounted radiator, TV point and UPVC double glazed window to the front of the property. Family bathroom 12'1 x 10'3 Oak flooring, walls tiled floor to ceiling, oak wooden beam ceiling, white bathroom suite comprising: white roll top bath with Victorian chrome taps & shower attachment, white pedestal wash hand basin, white bidet with chrome taps, white WC, separate shower cubicle, Victorian style heated towel rail and UPVC double glazed window to the front of the property. Bedroom 4 11'11 x 8'1 Newly carpeted flooring, wooden beam in ceiling, 1 double plug point, 1 wall mounted radiator and Arched UPVC double glazed window to the front of the property. Bedroom 5 13'11 x 15'1 Newly carpeted flooring, oak beamed ceiling, exposed stone wall 2 double plug points, BT point, 2 arched UPVC windows 1 to the side and 1 to the rear of the property both with lovey views overlooking penyfan country park. Garage 23'8 x 33'10 Double garage with electric up and over doors, painted floor, Bradstone tiled roof with ample storage space, inspection pit, and work bench, plenty of shelving, stable door and window to the side of the Garage. Garden Front garden is approached via electric wrought iron gates to gravelled area for off road parking for several cars, garage, to the side of the property is a paved BBQ area, to the rear of the garden is a large storage shed, greenhouse, pond surrounded by a wooden fence large paved area overlooking the rear lawns, with mature shrubs trees and bushes, block paved path leading up to the rear lawns which leads up to a 5 bar gate leading to the block paved courtyard with 7 stables and tack room with



electric points, outside tap. TENURE We believe the property to be (Freehold). Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase. Directions Abergavenny Office Start on lewis's lane, turn left onto baker street, turn right onto Tudor Street, turn left onto Merthyr road, at roundabout take the 1st exit onto the A4143 signposted Llanfoist, Merthyr A465, at roundabout take the 1st exit onto the A4143 signposted Llanfoist, at roundabout take the 2nd exit then merge onto the A465, at roundabout take the 2nd exit onto the A465, at roundabout the 1st exit onto the A467 signposted Brynmawr, Newport, at roundabout take the 3rd exit onto the A467 signposted Abertillery, Newport, at roundabout take the 2nd exit onto the A467, at roundabout take the 2nd exit onto the A467, at roundabout take the 1st exit onto the B4471 signposted Six Bells, turn right, turn left onto Pantddu Road, bear left, continue onto Parkway Vale.



Pen Y Coedcae Farm, Blackwood

Address : Newport, Caerphilly NP11 3EF, UK

Post code : NP11 3EF

Number of Bedrooms : 5

Property Type : House

Asking Price : 550,000

Agent Details:

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