



WYLLIE, BLACKWOOD

Offers over **£450,000**



17 THE GLADE

Wyllie, Blackwood, NP12 2HB



Scenic Sirhowy Valley Trail Walk
Ideal family home
Amazing views over the surrounding

Located in the peaceful and highly sought-after area of Wyllie, The Glade is a well-presented four-bedroom detached property offering an excellent opportunity for families seeking a spacious and welcoming home. The property enjoys picturesque views and a tranquil setting, while still being conveniently located for a range of local amenities. Nearby highlights include the popular Islwyn Inn, perfect for dining and socialising, and the scenic Sirhowy Valley Trail, ideal for walking, cycling and enjoying the outdoors.

Internally, the property benefits from generous room sizes throughout, creating a comfortable and practical family living environment. The ground floor offers a versatile downstairs study, an impressive open-plan kitchen diner ideal for entertaining, and a separate utility room for added convenience. Upstairs, four well-proportioned bedrooms include two with their own en-suites. Further benefits include a double garage and ample living space, making this a superb long-term family home.



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KEY FEATURES

- Four bedrooms
- Downstairs study
- Open plan kitchen diner
- Utility room
- Double garage
- Two ensuites



STEP INSIDE



As you step inside The Glade, you are welcomed into a spacious entrance hall that immediately sets the tone for the generous accommodation found throughout the home.

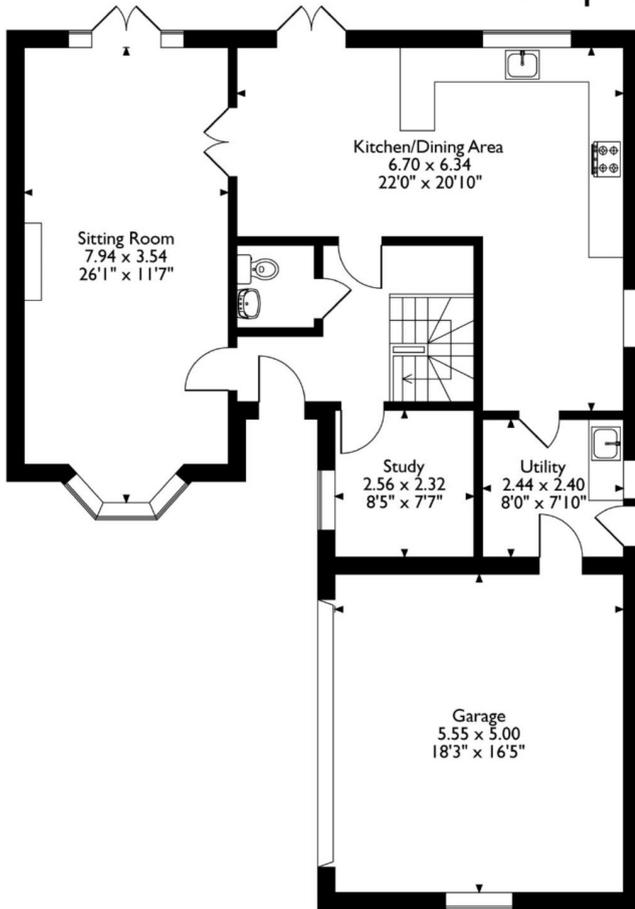
To the left, you have access into the impressive family lounge, a bright and comfortable space that wraps around into a cosy snug area, creating a perfect setting for both relaxing and entertaining.

The snug flows seamlessly into the open-plan kitchen diner, forming the true heart of the home and providing an excellent space for family life and social gatherings.

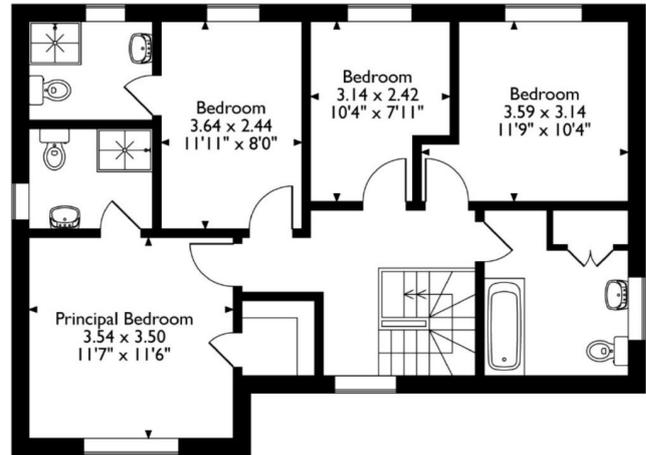
From the kitchen diner, there is convenient access into the utility room, which in turn provides internal access into the double garage.

17, The Glade, Wyllie, Blackwood

Approximate Gross Internal Area
180 Sq M/1938 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Returning to the entrance hall, you will also find access into a versatile study, ideal for those working from home, along with a convenient downstairs WC and the staircase leading to the first floor.

Upstairs, the property offers four well-proportioned bedrooms and a family bathroom.

Two of the bedrooms benefit from their own en-suite facilities, adding a touch of luxury and practicality.

Bedrooms two, three and four also enjoy stunning views over the surrounding countryside.

STEP OUTSIDE



Externally, the property continues to impress. To the front, there is a generous driveway providing off-road parking for multiple vehicles, along with direct access into the double garage, offering additional storage or secure parking. The frontage is well presented and provides a welcoming approach to the home.

To the rear, the garden has been designed to make the most of its fantastic setting. A patio area leads onto a well-maintained lawn, creating an ideal space for outdoor dining, entertaining or simply relaxing. The garden also enjoys stunning, far-reaching views over the surrounding countryside, providing a peaceful and private outdoor space for the whole family to enjoy.

INFORMATION

Postcode: NP12 2HB
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: C





DIRECTIONS

What3words: ///chains.parked.umbrellas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		86
81-91	B		
69-80	C	78	
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	

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