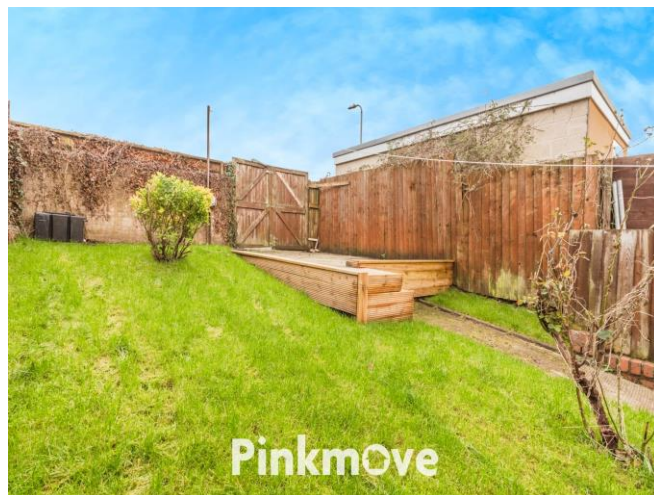




Caerleon Road, Guide Price £230,000 to £240,000

- WELL PRESENTED DOUBLE BAY FRONTED FAMILY HOME
- ENCLOSED REAR GARDEN
- MODERN KITCHEN
- CLOSE LINKS TO THE MOTORWAY AND LOCAL AMENITIES
- TWO RECEPTION ROOMS
- EPC Rating: C



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About the property

This well-presented double bay fronted family home is not to be missed. Internally, the property boasts two spacious reception rooms. The first reception room enjoys a bay window, a feature that fills the space with natural light throughout the day. The second reception room benefits from a garden view and provides access to the property's garden, enhancing the overall living space and offering a seamless indoor-outdoor flow.

The property comprises three bedrooms, two of which are double-sized. The first double bedroom features a bay window, adding a touch of elegance to the room. The third bedroom is a single room, perfect for a child's room or a home office.

The well-appointed kitchen allows for a comfortable and convenient cooking environment. The property also features a single bathroom, providing all the necessary facilities for a comfortable living.

Externally, the property has a distinctive feature in the form of a garden. This space could be the perfect spot to relax, entertain, and enjoy the outdoors.

The property is excellently located with easy access to public transport links, nearby schools, local amenities, and close links to the motorway. This makes it an ideal choice for families or professionals seeking convenience and accessibility.

Accommodation

Living Room

11' 9" x 9' 7" (3.58m x 2.92m)

Dining Room

11' 7" x 15' 7" (3.53m x 4.75m)

Kitchen

14' x 6' 3" (4.27m x 1.91m)

Bedroom 1

11' 11" x 9' 7" (3.63m x 2.92m)

Bedroom 2

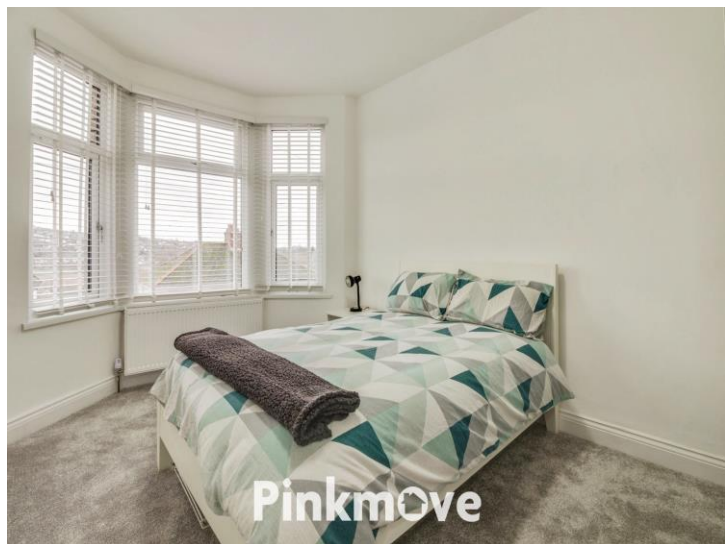
11' 7" x 9' 6" (3.53m x 2.90m)

Bedroom 3

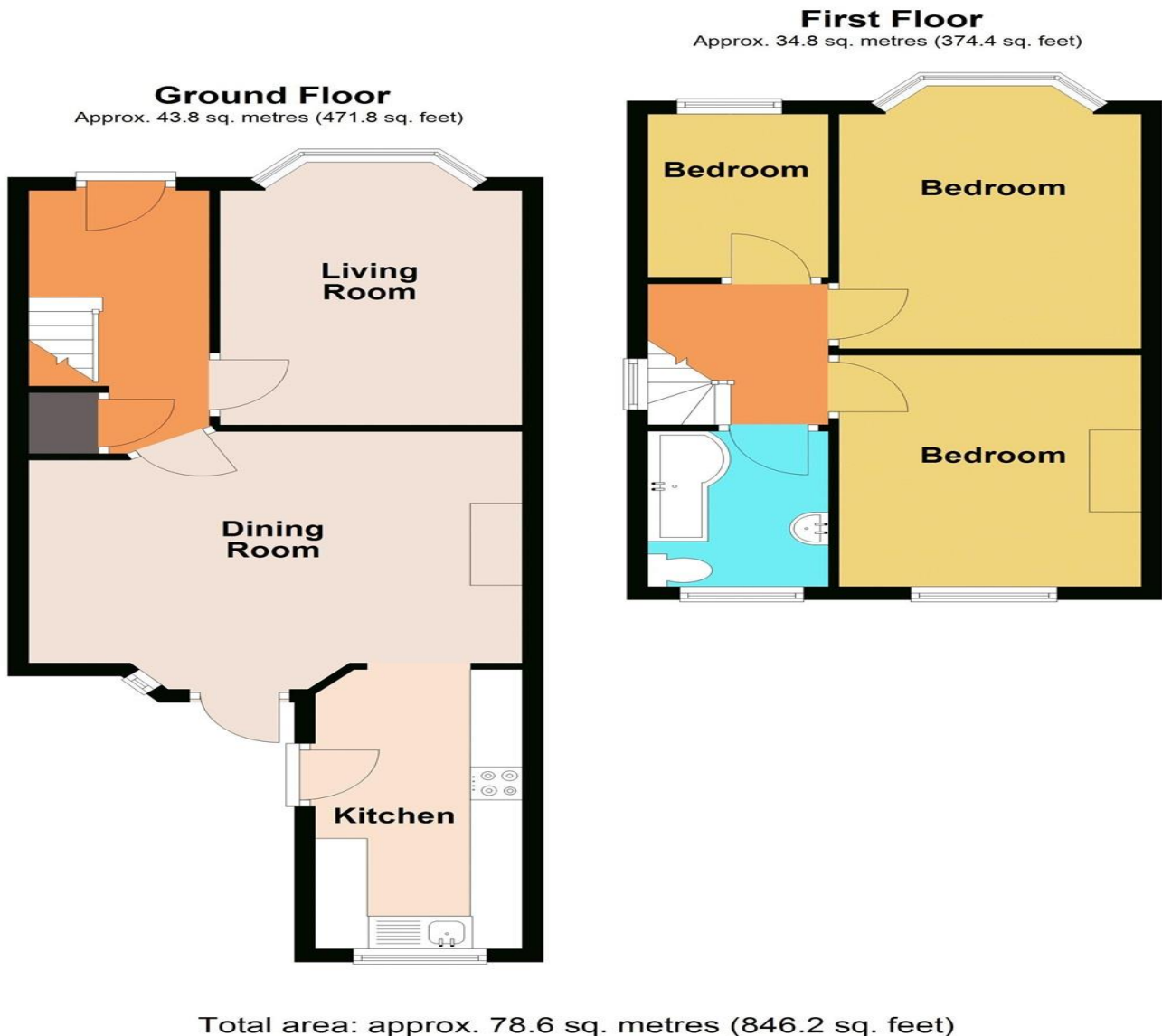
8' 2" x 5' 10" (2.49m x 1.78m)

Bathroom

7' 9" x 5' 9" (2.36m x 1.75m)



Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.