

# Poplar Court guide price £350,000

- GUIDE PRICE £350,000 TO £360,000
- NO CHAIN
- ONE BEDROOM SELF CONTAINED ANNEX
- THREE DOUBLE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE
- EPC Rating: Awaited









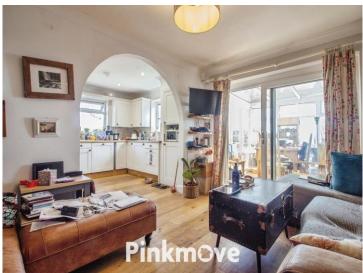
## **About the property**

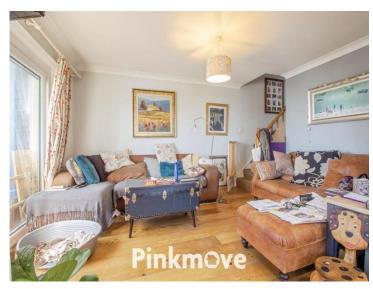
Located in the sought-after area of Caerleon, this spacious semi-detached home features 3 double bedrooms, open-plan living, a modern kitchen, and a self-contained 1 bedroom annex. With a conservatory, garden, garage and woodland walks nearby, it's ideal for families seeking comfort and convenience.













## **Accommodation**

#### Hall

#### **Living Room**

14' 4" x 10' 1" ( 4.37m x 3.07m ) Max Measurements

#### Kitchen

10' 2" x 9' 5" ( 3.10m x 2.87m ) Max Measurements

#### Conservatory

9' 8" x 9' 8" ( 2.95m x 2.95m ) Max Measurements

#### **Annex Bedroom**

 $10^{\circ}$  8" x  $10^{\circ}$  4" ( 3.25m x 3.15m ) Max Measurements

#### Annex Lounge/Kitchen

13' 7" x 9' 1" ( 4.14m x 2.77m ) Max Measurements

#### **Annex En-Suite**

4' 5" x 8' 8" ( 1.35m x 2.64m ) Max Measurements

#### Bathroom

6' 2" x 6' 5" ( 1.88m x 1.96m ) Max Measurements

#### Landing

#### Bedroom 1

18' 4" x 9' 1" ( 5.59m x 2.77m ) Max Measurements

#### **En-Suite**

6' 8" x 4' 9" ( 2.03m x 1.45m ) Max Measurements

#### Bedroom 2

10' 8" x 10' 4" (  $3.25m \times 3.15m$  ) Max Measurements

#### Bedroom 3

 $10^{\circ}$  8" x  $10^{\circ}$  4" ( 3.25m x 3.15m ) Max Measurements



## **Floorplan**





Total area: approx. 118.9 sq. metres (1280.1 sq. feet)

1 Poplar Court

### Important Information

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