



Broadwell Court, New Price £250,000

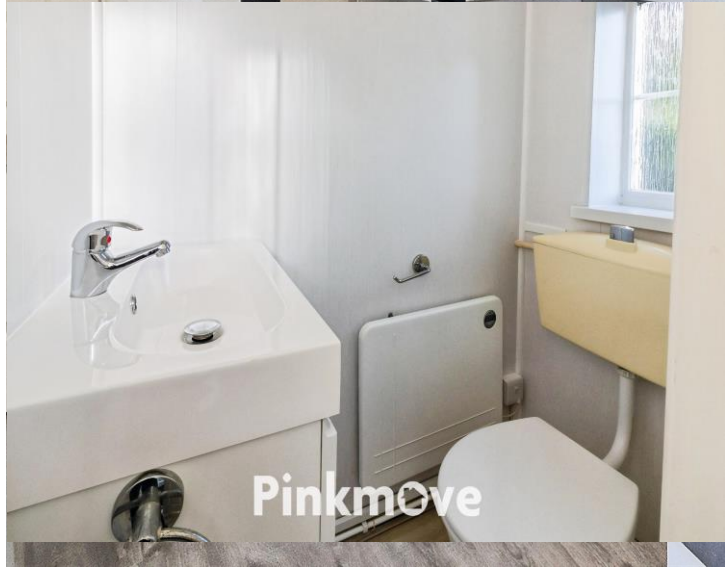
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Wc with Upstairs Family Bathroom
- Low Maintenance Front and Rear Gardens
- Short Drive to M4
- Close Proximity to Schools, Shops and



 3  1  1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

Presenting this attractive three-bedroom terraced house, located in Broadwell Court, Caerleon.

Upon entering the property, you step into a welcoming front porch, with a convenient downstairs WC located immediately to the right. The spacious living room provides a bright and comfortable area for relaxation, flowing through to the rear of the house where you'll find a modern kitchen and a separate dining room.

Upstairs, the property offers two generous double bedrooms and one single bedroom, all designed to provide restful and practical living spaces. A well-appointed family bathroom completes the upper floor, catering to the needs of busy households with both style and functionality.

To the rear, the home benefits from an enclosed patio garden, offering a private outdoor space ideal for relaxing or entertaining. The front of the property also features a neatly maintained patio garden, adding to the overall kerb appeal.

Broadwell Court enjoys a quiet residential setting within walking distance of Caerleon's charming village centre, known for its Roman heritage, independent shops, cafés, and pubs. Families will appreciate the proximity to Charles Williams Church in Wales Primary School and Caerleon Comprehensive School, both within 0.2 miles. Local amenities including convenience stores, pharmacies, and the post office are just a short walk away, while larger supermarkets such as Aldi, Lidl, and Tesco Extra are accessible within a 10-minute drive.



Accommodation

Living Room

14' 8" x 16' 5" (4.47m x 5.00m)
Max Measurements

Dining Room

13' x 8' 1" (3.96m x 2.46m)

Kitchen

9' 8" x 8' (2.95m x 2.44m)

Downstairs Wc

4' 7" x 2' 7" (1.40m x 0.79m)

Porch

5' 4" x 3' 4" (1.63m x 1.02m)

Bedroom 1

13' 3" x 10' 6" (4.04m x 3.20m)
Max Measurements

Bedroom 2

14' 5" x 9' (4.39m x 2.74m)
Max Measurements

Bedroom 3

11' 4" x 7' 1" (3.45m x 2.16m)
Max Measurements

Bathroom

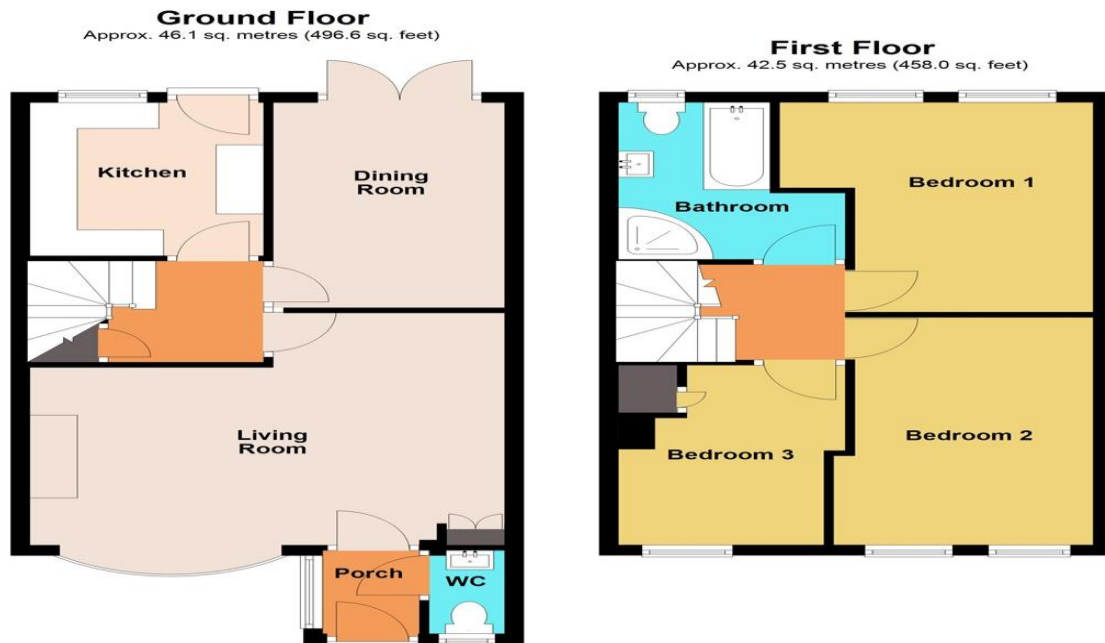
9' 11" x 7' 10" (3.02m x 2.39m)
Max Measurements

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total area: approx. 88.7 sq. metres (954.5 sq. feet)
4 Broadwell Court

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

