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## Augustan Close

Guide Price £500,000 - £525,000

- Enclosed Rear Garden with Stunning Views
- Two Driveways
- Single Garage
- Two Reception Rooms
- Two Bathrooms With Additional WC
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: C



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## About the property

Located within a quiet cul-de-sac on Augustan Close, Caerleon, this well-proportioned four bedroom detached dormer bungalow offers flexible living accommodation in a highly regarded residential area.

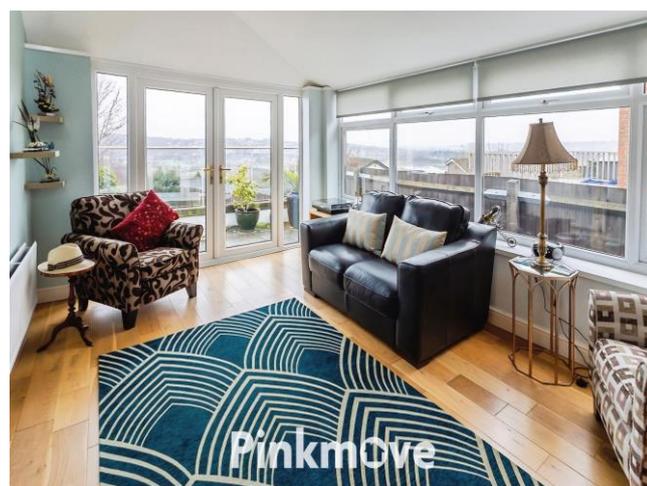
Caerleon is well known for its historic charm and community atmosphere, with a range of local shops, cafés and everyday amenities close by. Well-regarded primary and secondary schools are within easy reach, while excellent transport links provide convenient access to Newport city centre, the M4 motorway and regular public transport routes for commuting to Cardiff, Bristol and beyond.

The property is approached via two driveways, providing ample off-road parking, in addition to a single garage.

On the ground floor, a modern kitchen and dining gives access to a useful utility room and WC. A separate lounge offers a comfortable place to relax, complemented by a second reception room providing versatility for a variety of uses. The ground floor also benefits from a family shower room and two bedrooms, one of which is currently utilised as a dining room.

To the first floor are two generous master bedrooms, served by a well-appointed family bathroom.

Externally, the enclosed rear garden is a particular highlight, featuring a well-kept lawn leading to a contemporary decked seating area above. From here, outstanding panoramic views can be enjoyed across the River Usk and the surrounding area, creating an ideal space for outdoor entertaining and relaxation.





## Accommodation

**Kitchen/Diner**

15' 6" x 12' 3" ( 4.72m x 3.73m )

**Utility Room**

6' x 10' 5" ( 1.83m x 3.17m )

**WC**

2' 7" x 3' 6" ( 0.79m x 1.07m )

**Lounge**

15' 6" x 12' 4" ( 4.72m x 3.76m )

**Reception Room**

14' 6" x 10' 5" ( 4.42m x 3.17m )

**Shower Room**

6' x 8' 3" ( 1.83m x 2.51m )

**Garage**

15' x 8' 3" ( 4.57m x 2.51m )

**Bathroom**

6' 5" x 8' 6" ( 1.96m x 2.59m )

**Bedroom 1**

15' 11" x 16' 4" ( 4.85m x 4.98m )

**Bedroom 2**

14' 8" x 16' 4" ( 4.47m x 4.98m )

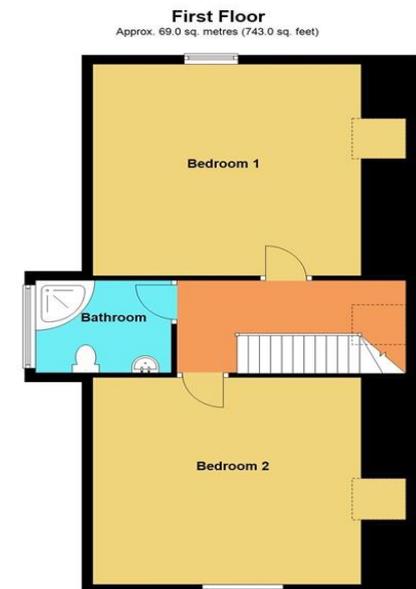
**Bedroom 3**

14' 9" x 12' 5" ( 4.50m x 3.78m )

**Bedroom 4**

10' 2" x 12' 2" ( 3.10m x 3.71m )

## Floorplan



Total area: approx. 189.1 sq. metres (2035.1 sq. feet)  
**15 Augustan Close**

## Important Information

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