



## Cherry Trees Caerleon Road, Newport, NP18 1GF

### Guide price £325,000



\*\*\* GUIDE PRICE £330,000 - £340,000 \*\*\* One2One Estate Agents are delighted to offer for sale this semi detached family home situated in the popular village of Ponthir situated between Cwmbran & Caerleon, offering easy access to the M4, local schools and The Grange hospital. The property briefly comprises entrance hall with door to side...





## MAIN DESCRIPTION

\*\*\* GUIDE PRICE £325,000 -

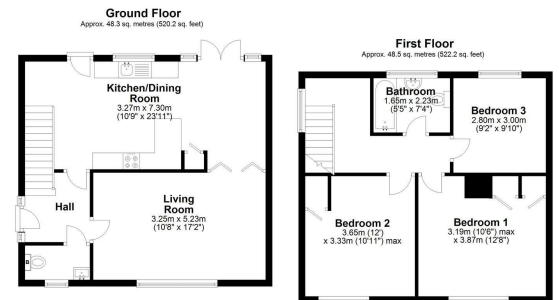
£335,000 \*\*\* One2One Estate

Agents are delighted to offer for sale this semi detached family home situated in the popular village of Ponthir situated between Cwmbran & Caerleon, offering easy access to the M4, local schools and The Grange hospital. The property briefly comprises entrance hall with door to side, stairs to first floor, ground floor cloakroom/wc comprising wash hand basin, low level wc and window to front, spacious lounge with window to front, vertical radiator. The modern fitted kitchen/dining room is positioned to the rear with a range of base and wall units, work surface over, breakfast bar, electric double oven, electric hob with extractor over, plumbing for washing machine, space for dish washer, storage cupboard, vertical radiator, window to rear and french doors to rear garden. To the first floor are three double bedrooms, bedroom one having built in wardrobes and family bathroom comprising low level wc, pedestal wash hand basin, panelled bath with shower over, heated towel rail and window to rear. The rear garden is enclosed with patio area leading to the side of the property and the remainder of the garden being laid to lawn, ideal for entertaining. Parking is to the rear and the garage has been converted and is currently being used as an office, offering base units with space for tumble dryer, window to rear and door to side. To the front is an enclosed garden mainly laid to lawn. **MUST BE VIEWED. NO CHAIN.**

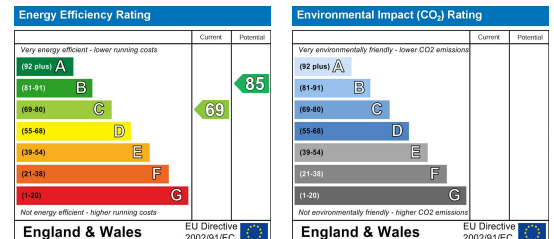
TENURE: FREEHOLD

COUNCIL TAX BAND: E

NB: One2One Estate Agents have been advised by the seller the details pertaining to this property. It is the buyer's responsibility to determine council tax band and tenure. We would encourage any interested parties to seek legal representation and obtain professional advice prior to purchase.



Total area: approx. 96.8 sq. metres (1042.4 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.