



64 Cambria Close, Newport, NP18 1LF

Offers in excess of £450,000



Nestled in the charming area of Cambria Close, Caerleon, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-presented interior boasts three inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this home is that it is offered with no onward chain, allowing for a smooth and efficient purchase process. This property presents an excellent opportunity to secure a lovely family home in a desirable location.

With its attractive presentation and generous living space, this house is sure to appeal to those seeking a comfortable and stylish lifestyle in Newport. Do not miss the chance to make this wonderful property your own.



MAIN DESCRIPTION

Perfectly positioned within the highly desirable village of Caerleon, this well-presented detached family residence offers generous living space, stylish interiors, and a beautiful outlook to the rear. Within walking distance of well-regarded schools, local shops, and excellent amenities, this impressive home also boasts superb road links and regular bus routes, making it ideal for modern family life.

Step inside the welcoming entrance hall, where a turned staircase leads to the first floor and doors open to the ground floor rooms. The spacious lounge enjoys an abundance of natural light through a charming bay window to the front and an additional side window, creating a bright and inviting space perfect for relaxing or entertaining.

The separate dining room offers the perfect setting for family meals or dinner parties, with double doors opening to a lovely conservatory that overlooks the private rear garden and fields beyond – a wonderful spot to unwind and enjoy the peaceful surroundings.

The heart of the home is the modern fitted kitchen/breakfast room, featuring an extensive range of base and wall units with complementary work surfaces, gas hob, electric double oven, plumbing for a dishwasher, and space for an under-counter fridge. Dual aspect windows and doors to the rear fill the room with light and provide direct garden access – perfect for family breakfasts or summer barbecues.

A practical utility room offers additional storage and appliance space, with plumbing for a washing machine, space for a fridge, a wall-mounted boiler, window to the rear,

and a door giving access to the integral garage. A ground floor WC completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The master bedroom features an en-suite shower room with shower cubicle, vanity wash hand basin, and low-level WC. The family bathroom is equally well appointed, comprising a panelled bath with shower over, vanity wash hand basin, and WC.

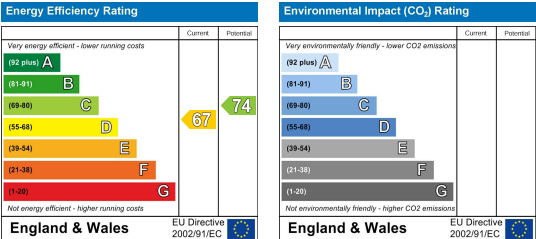
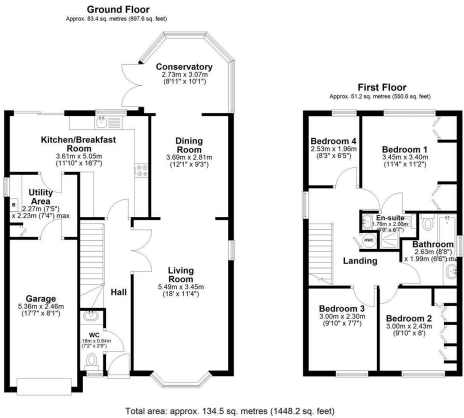
Outside, the enclosed rear garden enjoys a delightful open outlook over fields, providing a sense of space and tranquility. With a lawned area, paved patio, and side access, it's the perfect setting for relaxing or entertaining family and friends. To the front, there is a lawned garden and driveway parking leading to the integral garage.

Offered to the market with no onward chain, this wonderful home combines modern comfort with a peaceful village setting – a truly superb family property that must be viewed to be fully appreciated.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

NB: One2One Estate Agents have been advised by the seller of the details pertaining this property. It is the buyer's responsibility to determine council tax band and tenure along with any exceptions, reservations, charges, restrictive covenants, and any other matters that affect the land. In this regard, all buyers are encouraged to seek legal representation and obtain professional advice prior to purchase.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.