

## The Coed Bulmore Road Caerleon Newport



### SPACIOUS DETACHED HOME WITH PLEASANT VIEWS AND POTENTIAL TO IMPROVE

- NO ONWARD CHAIN
- IMPOSING DETACHED FAMILY HOME WITH GREAT VIEWS
- VERSATILE LIVING ACCOMMODATION
- FOUR BEDROOMS, TWO BATHROOMS
- LARGE KITCHEN EXTENDING TO CONSERVATORY
- AMPLE PARKING TO THE FRONT
- LARGE SLOPED REAR GARDEN
- A FEW MINUTES WALK TO THE VILLAGE
- EXCELLENT POTENTIAL TO IMPROVE
- MUST BE VIEWED TO APPRECIATE THE POTENTIAL

**Chain Free £475,000**

**Tel: 01633 212 666    [www.nuttallparker.com](http://www.nuttallparker.com)**

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# **Bulmore Road, Caerleon, NP18 1QQ**

## **Introduction**

A fantastic and rare opportunity to purchase this spacious detached family home with pleasant views towards the sought-after village of Caerleon, offered for sale with no onward chain and vast potential to improve. Excellent amenities are close by, many of which within walking distance including Caerleon Village where there are an array of local shops, restaurants and well regarded primary and secondary schools, plus the M4 is easily accessible allowing an easy commute to neighbouring cities.

The property, apparently built in the 1990's and has been improved over the years however further improvements and perhaps reconfiguration may be required to bring the property up to a modern, contemporary standard. As we enter the property we are welcomed into a wide L-shaped entrance hallway with doors off to a large lounge, dining room, kitchen with adjoining utility room and conservatory as well as two double bedrooms and family bathroom. Upstairs we have two further bedrooms with the principle suite being larger than average plus an ensuite and Velux windows leading out to a balcony.

Outside, the frontage features a sloped driveway leading to a hardstanding providing ample parking space and, to the rear, a large sloped garden.

Viewing really is essential to appreciate the great potential this home has to offer, contact our office today for more information or to book your viewing appointment.

## **Council tax**

Band G

## **Tenure**

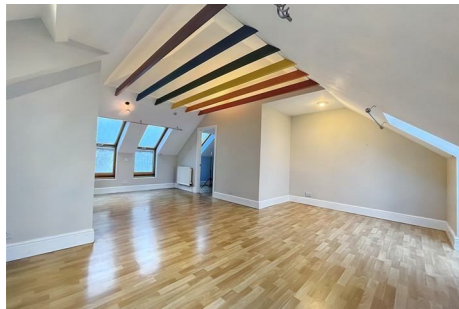
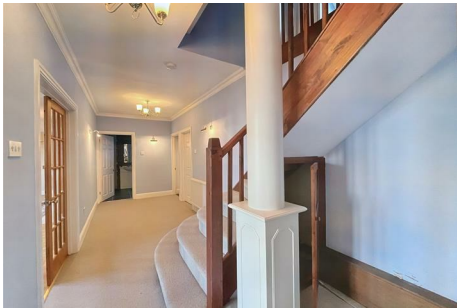
Freehold

## **Viewing**

By prior appointment with vendors agents Nuttall Parker. Tel: 01633 212666.

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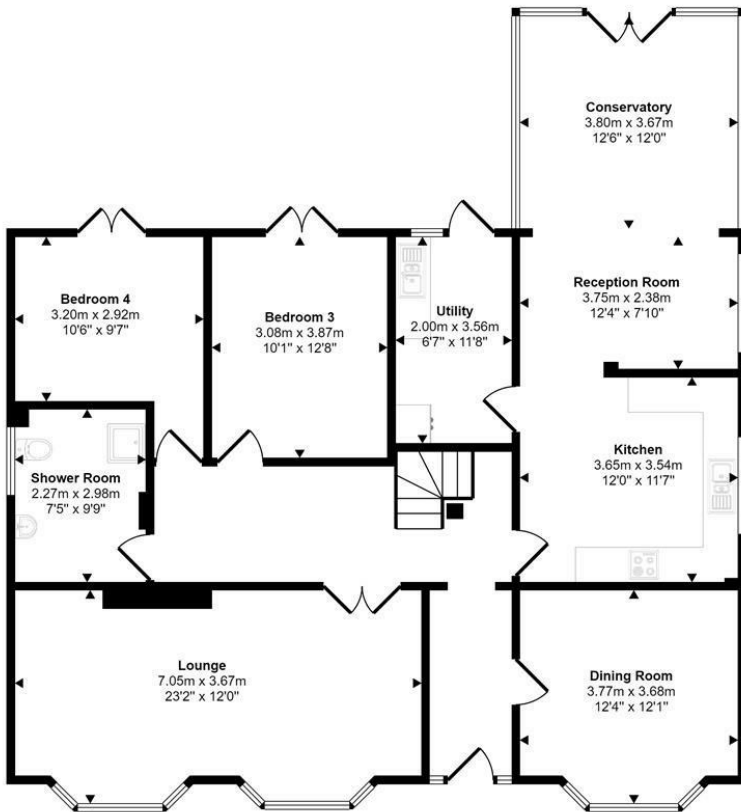
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	


## Environmental Impact (CO<sub>2</sub>) Rating

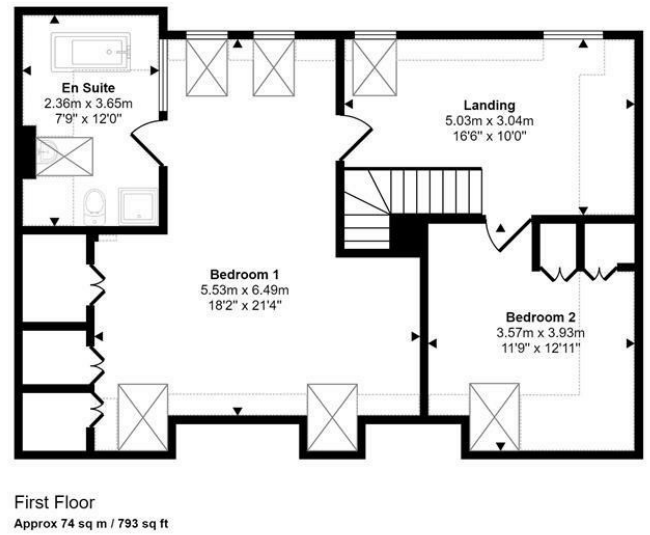
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Approx Gross Internal Area  
209 sq m / 2248 sq ft



Ground Floor  
Approx 135 sq m / 1455 sq ft

 Denotes head height below 1.5m



First Floor  
Approx 74 sq m / 793 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.