



CAERLEON

Guide price **£525,000**



 ARCHER & CO

www.archerandco.com

To book a viewing call 01633 449884

FAIRFIELD

Station Road, Caerleon, NEWPORT NP18 1NH



Five bedroom semi-detached property
Great potential
Located in the heart of Caerleon

Located in the heart of the historic Roman village of Caerleon, this beautiful and traditional five-bedroom semi-detached property offers a unique opportunity to own a home rich in character and charm. Perfectly positioned within close proximity to local schools, pubs, shops, and restaurants, this property provides the ideal setting for family life in a vibrant and welcoming community.

As you step inside, you'll be greeted by a spacious and inviting interior that combines traditional features with modern comforts. The property has been meticulously maintained and is in great condition, offering a warm and welcoming atmosphere throughout. The generous living spaces include a large lounge, a separate dining room, and a well-appointed kitchen, providing ample room for both everyday living and entertaining guests.

Upstairs, you'll find five well-proportioned bedrooms, offering versatility for growing families. Each room is filled with natural light, creating a bright and airy feel, and providing plenty of space to accommodate your needs. The property also features a family bathroom and additional amenities to ensure comfort and convenience.

Outside, the property boasts a charming garden, perfect for outdoor activities or simply enjoying the tranquillity of the surroundings. With no onward chain, this home is ready for you to move in and make it your own.

While already in excellent condition, the property still holds great potential for further personalization or expansion, allowing you to add your own touches and increase its value. This is a rare opportunity to own a home in a highly desirable location that combines history, convenience, and family-friendly living.



Guide price
£525,000



KEY FEATURES

- No onward chain
- Five bedrooms
- Generous Living areas & kitchen diner
- Traditional features
- Generous size semi-detached
- Detached garage



STEP INSIDE



As you step into Fairfield, you're immediately welcomed by an expansive and inviting hallway that sets the tone for the rest of this charming home. The hallway serves as the central hub, providing access to multiple rooms on the ground floor and the staircase leading to the first floor.

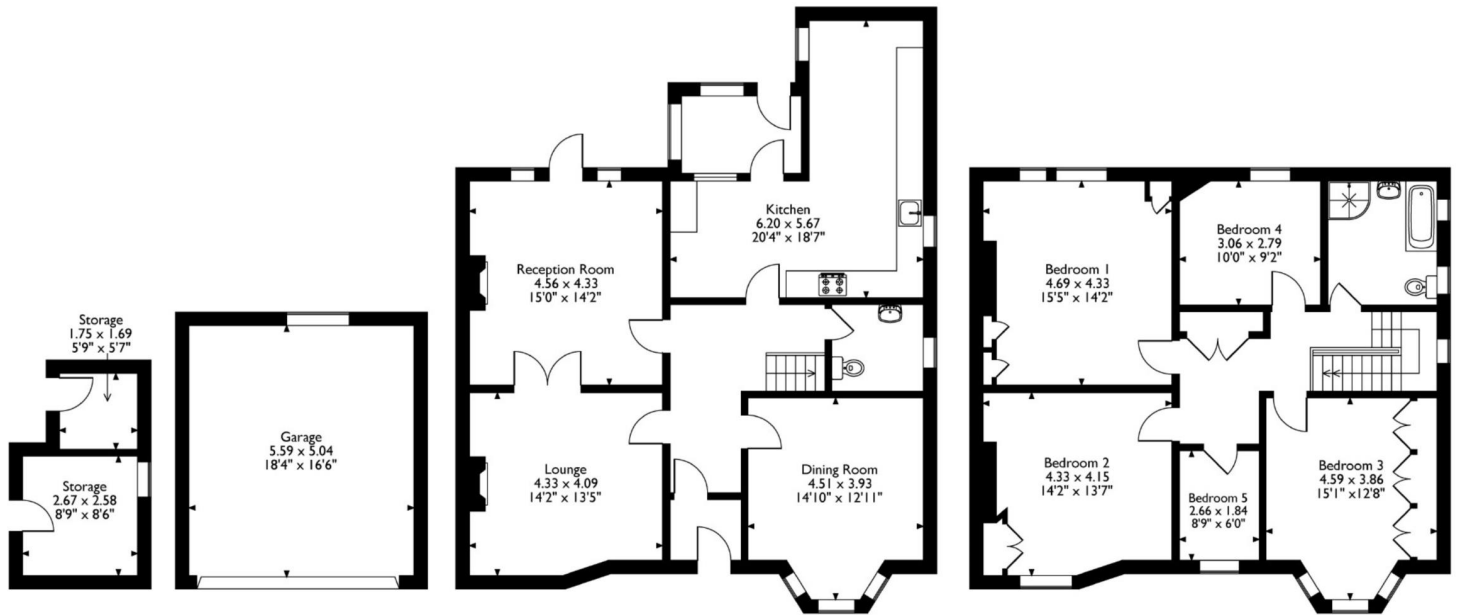
To your left, you'll find the elegant lounge, which flows seamlessly into the third reception room. This open-plan design creates a spacious and versatile living area, perfect for both relaxing and entertaining. The lounge features large windows that allow natural light to flood the space, enhancing its warm and welcoming atmosphere. Traditional features such as high ceilings, ornate cornices, and a classic fireplace add a touch of character to the rooms, blending the charm of the old with the functionality of the new.

Continuing through the hallway, you'll find a separate dining room, which offers a more formal setting for meals. This room, with its distinctive traditional features, is ideal for hosting dinner parties or enjoying family meals. It stands apart from the rest of the house, providing a quiet and intimate space away from the hustle and bustle of everyday life.

To the rear of the property, the kitchen diner awaits. This room is the heart of the home, where cooking, dining, and socialising come together. The kitchen is well-appointed with ample counter space, making it a joy to cook in. The dining area within the kitchen offers a cosy spot for family breakfasts or casual meals. From the kitchen diner, you can access the rear porch, which leads out into the garden - a perfect extension of the living space during warmer months.

Adjacent to the kitchen is the downstairs WC, conveniently located for guests and family alike.

Approximate Gross Internal Area
 Main House = 192 Sq M/2067 SqFt
 Garage = 28 Sq M/301 Sq Ft
 Outbuilding = 10 Sq M/108 Sq Ft
 Total = 230 M/2476 Sq Ft



Outbuilding

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Moving upstairs, the first floor provides access to five bedrooms. Four of these are spacious doubles, each with its own unique charm and potential for personalisation. The fifth bedroom is a single room, ideal for use as a child's bedroom, guest room, or even a home office. The family bathroom is also located on this floor, offering modern fittings and a comfortable space for relaxation.

Throughout Fairfield, you'll find that the internal condition is excellent, reflecting careful maintenance and attention to detail. However, the property still offers great potential for further customisation, allowing you to make it truly your own. Traditional features such as original tiled floors, decorative mouldings, and period fireplaces have been preserved, adding to the home's character and appeal.

Overall, Fairfield is a property that blends the best of traditional charm with modern convenience, offering a comfortable and welcoming environment for its next owners.

STEP OUTSIDE



As you approach Fairfield, you're greeted by a charming and low-maintenance front garden. The garden is thoughtfully designed with mature trees and shrubs, providing a welcoming and picturesque entrance to the property. A neat pathway leads to the front entrance, while a side gate offers convenient access to the rear garden.

Stepping into the rear of the property, you'll discover a beautiful and private garden, perfect for outdoor living. This serene space is ideal for alfresco dining, whether you're hosting a summer barbecue or enjoying a quiet morning coffee. The garden is filled with a variety of mature trees and shrubs, creating a lush, green retreat that offers both beauty and privacy.

In addition to the garden's natural charm, the rear of the property features two storage buildings, providing ample space for gardening tools and outdoor equipment. There is also a detached double garage with an electric up-and-over door, ensuring secure and convenient parking. The rear garden of Fairfield truly is a tranquil oasis, perfect for relaxation and outdoor enjoyment.

INFORMATION

Postcode: NP18 1NH

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: TBC





DIRECTIONS

Starting at Caerleon Bridge/B4238, Head northwest on High Street for 0.8 miles, then at the roundabout take the first exit onto Station Road/B4236, Fairfield is located on the right hand side, on the corner of Usk Vale Drive.



25 Bridge Street, Usk, NP15 1BQ
01633 449884
newport@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.