



CAERLEON

Guide Price **£290,000**



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8 USKVALE DRIVE

Caerleon, Newport NP18 1NL



No onward chain
Open plan kitchen diner
Great location

Located in the historic Roman village of Caerleon, this traditionally built mid-terraced property offers a fantastic opportunity for first-time buyers and families alike. The home features two well-proportioned bedrooms along with a versatile loft conversion, providing valuable additional space ideal for a home office, playroom, or guest room.

Set within a popular and well-established residential area, the property combines classic charm with practical everyday living. Inside, you'll find a spacious and light-filled layout, offering great potential for personalisation and making it your own.

Conveniently situated, the home benefits from being just a short walk away from a wide range of local amenities including schools, shops, cafes, restaurants, and leisure facilities. The historic surroundings of Caerleon add a unique appeal, with riverside walks, Roman heritage sites, and a strong sense of community on your doorstep.

For those needing to commute, the property is also within close proximity to the M4 corridor, offering excellent transport links to Cardiff, Bristol, and beyond, lastly the property benefits from no onward chain.



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KEY FEATURES

- No onward chain
- Open plan kitchen diner
- Two bedrooms with loft conversion
- South facing rear garden
- Downstairs utility room/WC
- Great location



STEP INSIDE



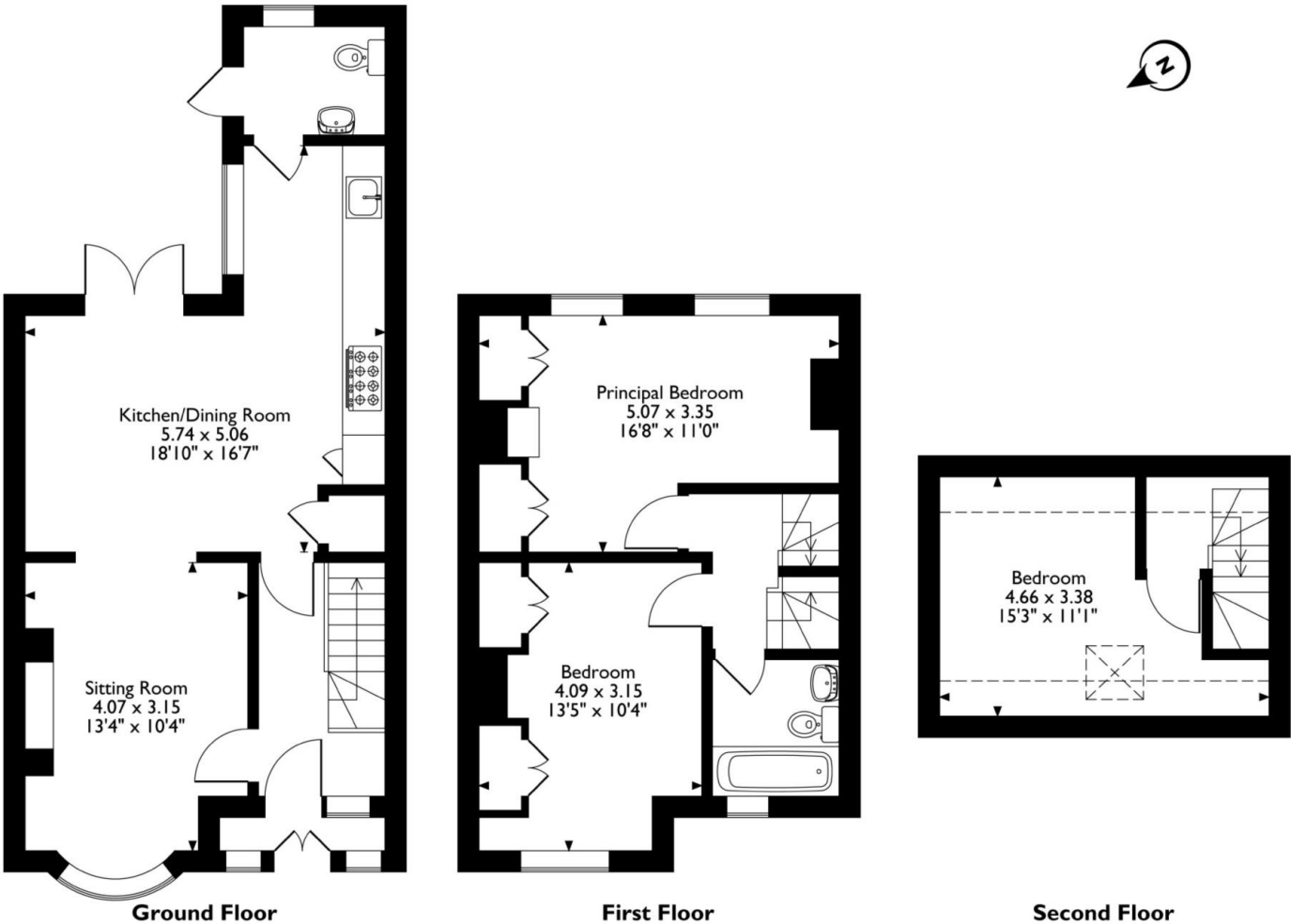
As you enter the property, you're welcomed by a small porch that leads into the main entrance hall, setting the tone for the well-presented interior throughout.

To the left, you'll find a beautifully designed family lounge featuring a stylish internal window into the kitchen/diner, allowing natural light to flood the space and enhancing the open feel.

Back into the hallway, you'll find access to the staircase leading to the upper floors, along with entry into the generous open-plan kitchen/diner. This space offers excellent storage, room for a freestanding cooker, and a handy understairs pantry, ideal for everyday family living.

From the kitchen, there's access to a separate utility room, which includes a convenient downstairs WC and leads directly out to the rear garden.

Approximate Gross Internal Area
94 Sq M/1012 Sq Ft



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.

To the first floor, the property boasts two spacious double bedrooms and a modern family bathroom.

On the landing, stairs lead to a well-executed loft conversion, offering additional versatile space that could be used as a third bedroom, home office, or hobby room, perfect for growing families or professionals working from home.

STEP OUTSIDE



Step outside Uskvale Drive and you'll find a charming, low-maintenance courtyard at the front. To the rear, a beautifully designed split-level garden awaits, starting with a stylish patio area that leads to raised decking ideal for outdoor dining or relaxing in the sun. Steps take you down to a lawned area, providing space for children to play or hosting summer gatherings. The south-facing aspect ensures the garden is bathed in sunlight throughout the day, making it a fantastic setting for entertaining guests or enjoying peaceful family time in your own private outdoor retreat.

INFORMATION

Postcode: NP18 1NL
Tenure: Freehold
Tax Band: E
Heating: Gas
Drainage: Mains
EPC: D





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 and then the first right onto Uskvale drive. The property is located on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	57	73
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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