



## Roman Way, Caerleon Newport

£234,995

- Council Tax Band - C
- Four Bedrooms
- Open Plan Living
- Off Road Parking
- EPC Rating: C



 4  1  2

01633 221892

newport@peteralan.co.uk



## About the property

This terraced property is in excellent condition, it's ideal for families and couples looking for a new home. The house boasts an open-plan lounge / diner/ kitchen room with a garden view, perfect for relaxing and entertaining guests. The modern open-plan kitchen is filled with natural light and features modern appliances, making it a delightful space for cooking and dining.

Upstairs, the property offers a master bedroom, two double bedrooms with natural light streaming in, and a single bedroom, providing ample space for a growing family or guests. There is also a well-appointed bathroom for convenience.

Located in a vibrant and sought after neighbourhood of Caerleon, this property benefits from public transport links, nearby schools, local amenities, green spaces, a strong local community, historical features, and walking routes. Additionally, the unique features of this property include an open-plan layout and parking facilities.

Don't miss the opportunity to own this charming home that offers comfort, style, and convenience in a sought-after location.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Accommodation

### Entrance Hallway

### Lounge

10' 7" x 10' 3" ( 3.23m x 3.12m )

### Dining Room

12' x 10' 2" ( 3.66m x 3.10m )

### Kitchen

7' 2" x 5' 6" ( 2.18m x 1.68m )

### Bedroom

10' 7" x 10' 3" ( 3.23m x 3.12m )

### Bedroom

12' 10" x 10' 8" ( 3.91m x 3.25m )

### Bedroom

8' 9" x 7' 4" ( 2.67m x 2.24m )

### Bedroom

14' 9" max x 12' 2" max ( 4.50m max x 3.71m max )