



# Hawthorn Gardens The Hawthorns, Caerleon

**£160,000**

- Sought after location
- Purpose built apartment
- Well presented
- Sought after location
- EPC Rating: C




**2**

**1**

**1**



## About the property

A fantastic opportunity to acquire this spacious and well-presented purpose-built apartment, ideally positioned in the sought-after Hawthorn Gardens development in Caerleon, just off Usk Road. Within walking distance of the historic and picturesque Caerleon Village, the property enjoys convenient access to a variety of local shops, schools, amenities, and well-known heritage sites.

The accommodation comprises an entrance hallway, a generously sized lounge and dining area, a well-appointed kitchen, a bathroom, and two comfortable bedrooms.

Externally, the apartment benefits from an allocated parking space to the front, with ample additional parking available for visitors. To the rear, a large communal garden offers space for outdoor seating and enjoyment. With excellent public transport links and easy access to major road networks, the property is ideally located for both commuters and local living.

## 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.

## Accommodation

### Hallway

### Bedroom One

13' 3" x 12' 3" max ( 4.04m x 3.73m max )

### Bedroom Two

10' x 7' 2" ( 3.05m x 2.18m )

### Bathroom

### Lounge/Dining Room

17' 2" x 10' 1" ( 5.23m x 3.07m )

### Kitchen

6' 10" x 8' 4" ( 2.08m x 2.54m )