



Caerleon Road, £300,000

- council tax band D
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE PROXIMITY TO UNIVERSITY HOSPITAL OF WALES
- WALKING DISTANCE TO AMENITIES
- NO CHAIN
- UTILITY ROOM



 3  1  2



About the property

Ideal investment or first time buy with this three bedroom property on a corner plot comprising: entrance hall, lounge, dining room, kitchen, utility, three double bedrooms, bathroom and separate WC. Further benefits from gas heating and double glazing. Easy access to all major links therefore viewing is highly recommended to appreciate potential.

The property further benefits from large enclosed rear garden and off road parking. This property is located a short distance from the Excelsior Retail Estate with its 24 hour Tesco, Aldi and B&M's. It also in close proximity to the University Hospital of Wales.



Accommodation

Hallway

Lounge

15' 9" x 11' 3" (4.80m x 3.43m)

Dining Room

11' 10" x 9' 11" (3.61m x 3.02m)

Kitchen

11' 1" x 7' 9" (3.38m x 2.36m)

Cloakroom

Bedroom One

15' 9" x 11' 2" (4.80m x 3.40m)

Bedroom Two

11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom Three

7' 10" x 10' 10" (2.39m x 3.30m)

Bathroom

W / C

02920 612328

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Floorplan

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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