



Caerleon Road

Offers in the Region of £290,000

- Seven Bedroom HMO Property Licensed for 13 people
- Communal Dining Room and Kitchen
- Downstairs Wc and Wet Room
- Enclosed Low Maintenance Rear Garden
- Excellent Transport Links
- Excellent Location
- Close to Shops, Schools and Local



 7  2  1

Pinkmove

01633 746088
team@pinkmove.co.uk



About the property

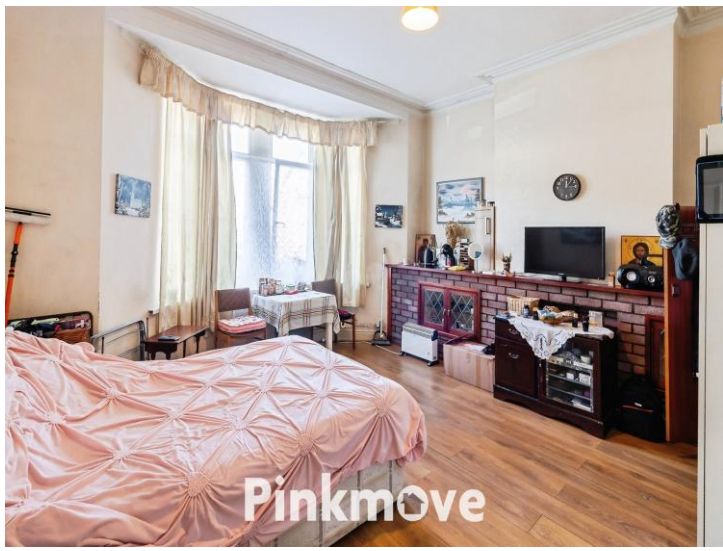
This spacious seven-bedroom terraced house on Caerleon Road offers an excellent opportunity for investors, currently operating as a licensed HMO for up to thirteen occupants. Well positioned in one of Newport's most convenient locations, the property is within easy reach of local shops, cafés and essential amenities along Caerleon Road, with larger retail options and supermarkets a short distance away. The area is popular with students and professionals thanks to nearby schools, the University of South Wales campus, and strong public transport links, including regular bus services and quick access to the M4 for commuting.

The ground floor provides an inviting communal layout, featuring a generous kitchen and dining room designed for shared living. Two well-proportioned bedrooms sit on this level, complemented by a downstairs WC and a practical wet room. The first floor continues with four further bedrooms and a shared bathroom, while the converted loft offers the seventh bedroom, making excellent use of the full height of the property.

To the rear, the enclosed patio garden provides a low-maintenance outdoor space ideal for tenants, with a sizeable brick shed offering additional storage. On-street parking is available at the front of the property.

This extensive and well-located HMO presents strong rental potential in a sought-after area close to amenities, education and transport connections.





Accommodation

Kitchen

11' 2" x 9' 1" (3.40m x 2.77m)

Dining Room

10' 2" x 12' 4" (3.10m x 3.76m)

Bedroom 1

13' x 15' 6" (3.96m x 4.72m)

Bedroom 2

12' x 13' 11" (3.66m x 4.24m)

Max Measurements

Bedroom 3

16' 1" x 11' 10" (4.90m x 3.61m)

Max Measurements

Bedroom 4

12' x 13' 11" (3.66m x 4.24m)

Bedroom 5

11' 11" x 12' 5" (3.63m x 3.78m)

Max Measurements

Bedroom 6

9' 10" x 7' 2" (3.00m x 2.18m)

Bedroom 7

12' 9" x 15' 9" (3.89m x 4.80m)

Wet Room

7' 9" x 2' 8" (2.36m x 0.81m)

Downstairs Wc

3' 5" x 5' 7" (1.04m x 1.70m)

Bathroom

5' 6" x 6' (1.68m x 1.83m)

01633 746088

team@pinkmove.co.uk

Pinkmove



Total area: approx. 164.2 sq. metres (1767.6 sq. feet)
108 Caerleon Road

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

