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Diana Grove

Offers in the region of £450,000

- Four Bedrooms
- Three Reception Rooms
- Impressive Open-Plan Kitchen/Diner
- Conservatory
- Multicar Driveway
- Solar Panels and Sprinkler System
- Enclosed Rear Garden
- Close to Local Shops, Schools and Transport Links
- EPC Rating: C



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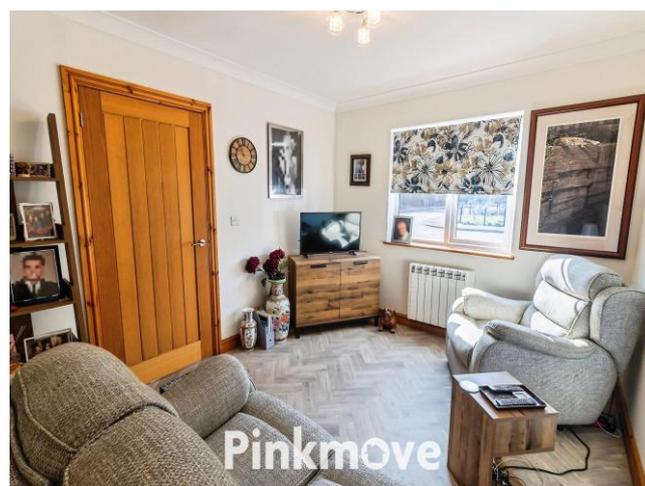


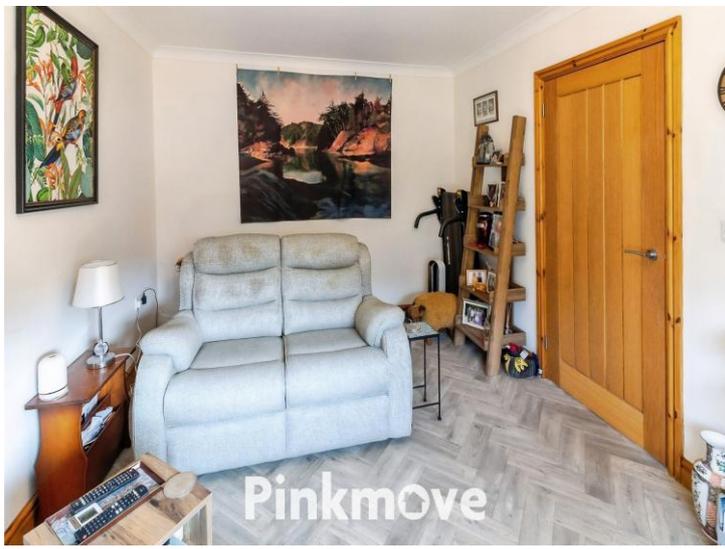
About the property

Nestled within the desirable Diana Grove in Caerleon, this beautifully presented four-bedroom detached home offers generous living space in a sought-after residential area. Caerleon itself provides an excellent selection of local shops, cafés and amenities, along with highly regarded primary and secondary schools, making it an ideal location for families. Convenient transport links offer easy access to Newport, Cwmbran and the M4 corridor.

To the front of the property, a cosy sitting room creates a warm welcome. Following the hallway, a second reception room offers a versatile space perfectly suited as a home office or playroom. A third, larger reception room provides a comfortable lounge ideal for relaxation. To the rear, an impressive open-plan kitchen diner forms the heart of the home, leading to a separate utility room and a convenient downstairs shower room. French doors from the dining area open into a bright conservatory, enhancing the feeling of light and space.

Upstairs, four well-proportioned bedrooms offer flexibility for family life, with the master bedroom benefiting from its own en-suite shower room. A spacious family bathroom with both bath and shower serves the remaining bedrooms.





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Accommodation

Lounge

17' 1" x 10' 5" (5.21m x 3.17m)

Sitting Room

13' 5" x 9' 8" (4.09m x 2.95m)

Office/Playroom

7' x 9' 8" (2.13m x 2.95m)

Kitchen/Diner

13' 7" x 20' 3" (4.14m x 6.17m)

Utility

7' 11" x 6' 9" (2.41m x 2.06m)

Shower Room

5' 3" x 6' 9" (1.60m x 2.06m)

Conservatory

7' 10" x 9' 2" (2.39m x 2.79m)

Bedroom 1

14' 2" x 10' 5" (4.32m x 3.17m)

Max Measurements

En-Suite

8' 5" x 5' 8" (2.57m x 1.73m)

Bedroom 2

18' 3" x 9' 8" (5.56m x 2.95m)

Bedroom 3

16' 3" x 9' 7" (4.95m x 2.92m)

Bedroom 4

10' 10" x 9' 2" (3.30m x 2.79m)

Bathroom

12' 7" x 7' 9" (3.84m x 2.36m)

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Floorplan



Total area: approx. 169.2 sq. metres (1821.0 sq. feet)
2 Diana Grove

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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