



## Caerleon Road

£210,000

- Three Bedrooms
- Family Bathroom with Bath and Shower
- Additional Wc
- Utility Room
- Enclosed Rear Garden with Gated Parking
- Bay Fronted Lounge
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: C



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01633 746088  
team@pinkmove.co.uk





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## About the property

This well-presented three-bedroom mid-terraced home on Caerleon Road, Newport, offers spacious living and excellent access to local amenities, schools and transport links. Situated along a convenient and well-connected route, the property is within walking distance of a range of shops, cafés and everyday services. Families benefit from nearby primary and secondary schools, while commuters enjoy frequent bus routes and quick access to the M4 for travel to Cardiff, Bristol and surrounding areas. Newport city centre and the train station are also easily reachable.

Inside, the home opens with a bright and welcoming lounge at the front, featuring a traditional bay window that brings in plenty of natural light. The centrally located kitchen/diner provides a sociable and functional space for cooking and family time. To the rear, a utility room leads through to the family bathroom, complete with both a bath and separate shower.

Upstairs, the property offers three versatile bedrooms that can be adapted for sleeping, working or hobby space, along with a separate WC for added convenience.

Outside, the enclosed rear patio garden provides a private and low-maintenance space for relaxing or entertaining. At the back of the garden, a single parking space is available and accessed via gated doors from the back road, offering valuable off-road parking in this popular area.

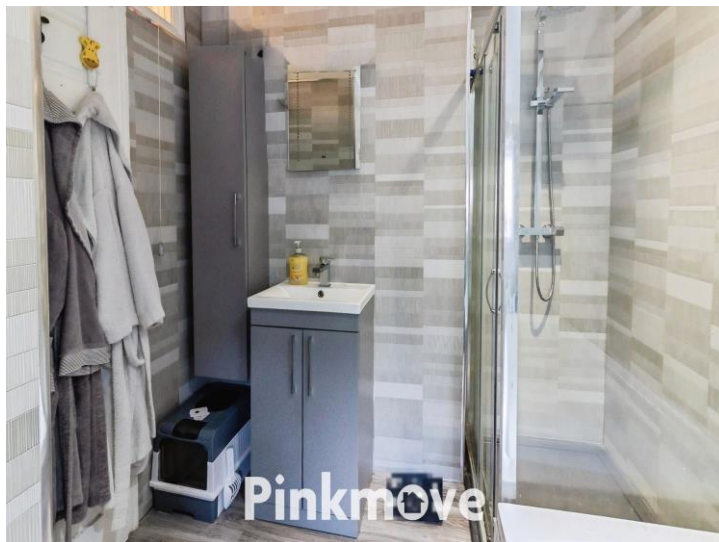
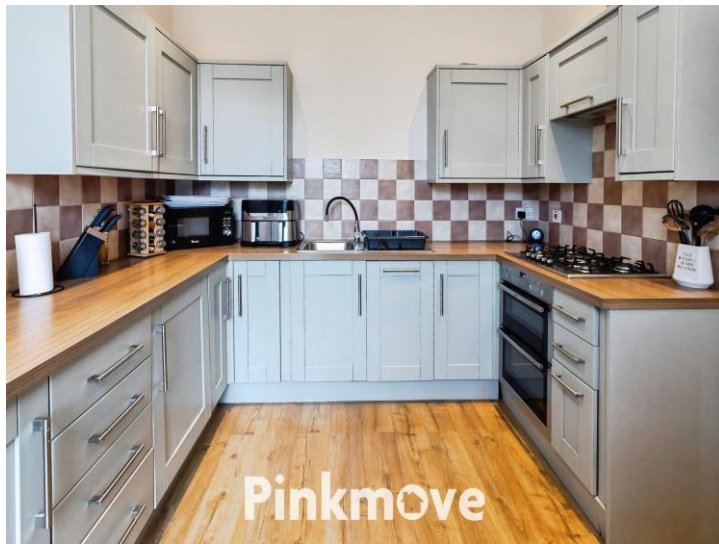
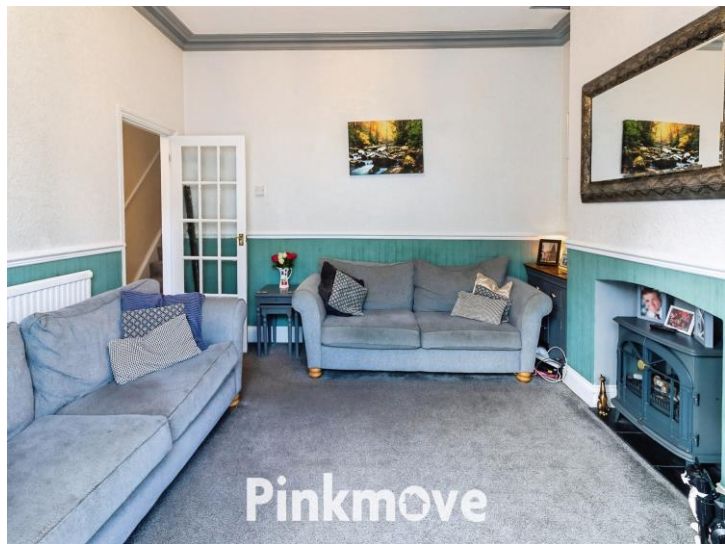


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## Accommodation

### Lounge

11' 7" x 13' 1" ( 3.53m x 3.99m )

### Kitchen/Diner

12' 1" x 9' 10" ( 3.68m x 3.00m )

### Utility

6' 2" x 9' 9" ( 1.88m x 2.97m )

Max Measurements

### Bathroom

7' 8" x 9' 10" ( 2.34m x 3.00m )

Max Measurements

### Bedrom1

11' 5" x 11' 6" ( 3.48m x 3.51m )

### Bedroom 2

12' 1" x 9' 4" ( 3.68m x 2.84m )

### Bedroom 3

11' 5" x 5' 9" ( 3.48m x 1.75m )

### Wc

4' 5" x 1' 9" ( 1.35m x 0.53m )

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## Floorplan



Total area: approx. 87.9 sq. metres (946.4 sq. feet)  
**317 Caerleon Road**

## Important Information

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