



## Caerleon Road

Offers in the region of £240,000

- Catchment Area for Well-Regarded Schools
- Two Spacious Reception Rooms
- Low-Maintenance Garden
- Off-Road Parking
- Close to the M4
- EPC Rating: D



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**Pinkmove**

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## About the property

An excellent opportunity to purchase a well-presented two-bedroom family home in the sought-after area of St. Julians.

Ideally located just a stone's throw from Caerleon Road shops and only a two-minute drive from the M4, it's perfect for commuters heading to Bristol or Cardiff. The property also sits within the catchment area for Glan Usk Primary School and St. Julians Comprehensive School.

Inside, the home offers two spacious reception rooms, the reception room nearest the kitchen is ideal as a generous living/dining room with space for sofas and a dining table.

The second reception room is versatile—ideal as a cosy lounge, playroom, or work-from-home space.

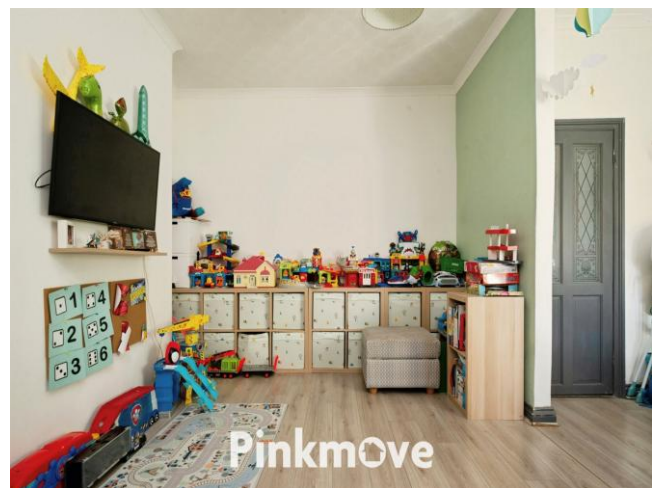
The kitchen is surprisingly spacious and leads to a convenient downstairs WC.

Upstairs are two double bedrooms with ample space for wardrobes. The third single bedroom has been converted into a dressing room with stairs leading to a naturally bright loft space.

The family bathroom includes a bathtub with overhead shower and glass screen, a pedestal wash basin, and WC.

Outside, the rear garden is accessible from the kitchen or via rear access. It's an ideal size for outdoor furniture and relaxing in the sun.

The rear also offers off-road parking with plenty of space.





## Accommodation

Lounge

Dining Room

Kitchen

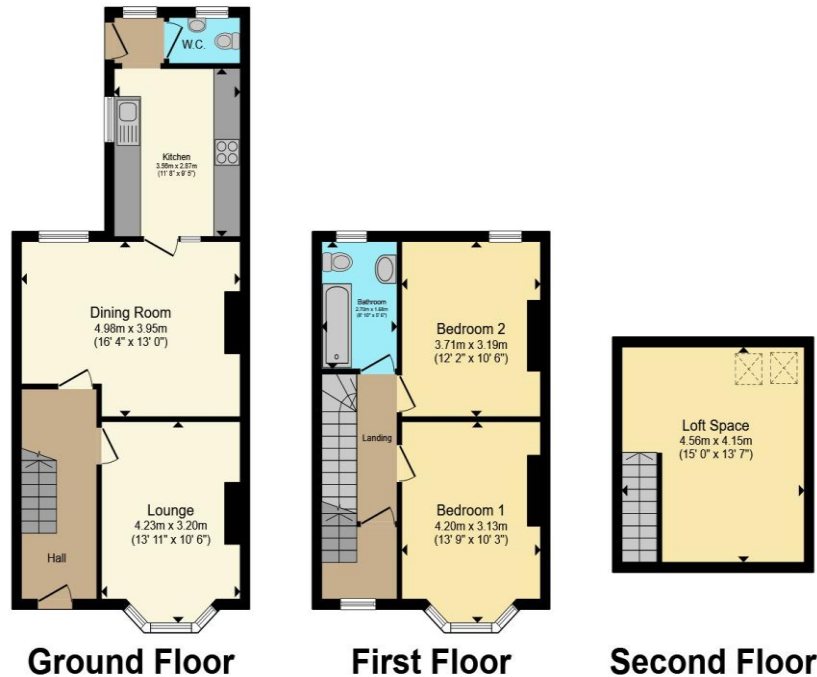
WC

Bedroom 1

Bedroom 2

Bathroom

## Floorplan



Total floor area 109.5 sq.m. (1,179 sq.ft.) approx

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