



## Ivor John Walk

**Guide Price £260,000 to £270,000**

- Private allocated parking for one vehicle
- Front and rear gardens
- Side access to the property and rear garden
- Highly sought-after location on Ivor John Walk, Caerleon
- Spacious open-plan lounge/diner with picture window and sliding doors
- Situated in a historic village with Roman



**Pinkmove**

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## About the property

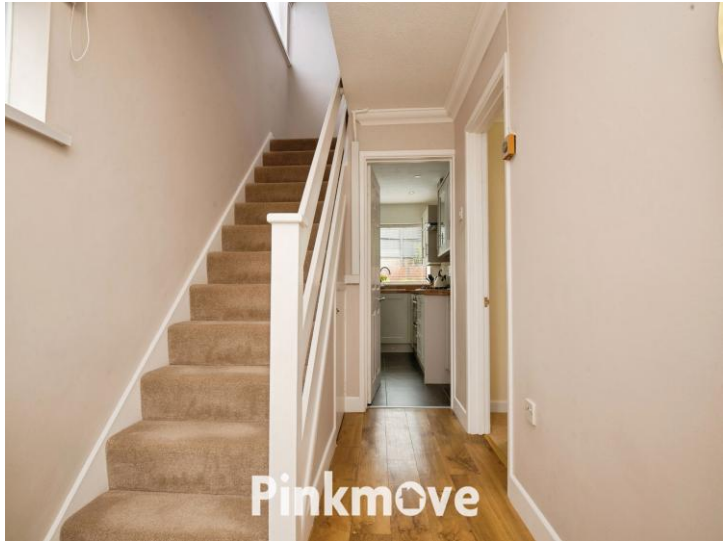
We are thrilled to present this beautifully maintained three-bedroom semi-detached home, perfectly positioned in the highly sought-after Ivor John Walk in Caerleon. Ideal for families, first-time buyers or anyone seeking a move-in-ready property, this home combines modern living with the charm of a historic and vibrant village.

Caerleon is rich in Roman heritage and offers a fantastic community feel, with many attractions close by. The village benefits from popular cafés, shops, restaurants, and well-regarded primary and secondary schools. With excellent road links to Newport, Cardiff and Bristol via the M4, as well as beautiful riverside walks and local leisure facilities, it is an ideal location for both families and commuters.

Inside, the home opens with a larger-than-average hallway, creating a warm and spacious welcome. The open-plan lounge and dining room is a standout feature boasting a large picture window and rear sliding doors that flood the space with natural light and provide seamless access to the garden, perfect for relaxation or entertaining. The recently renovated kitchen offers modern finishes and convenient access to the low-maintenance tiered garden, which also provides direct rear access to private allocated parking.

Upstairs are three well-sized bedrooms, including two doubles and a generous single. The master bedroom enjoys elevated views, adding a sense of calm and space. The upgraded family bathroom completes the first floor with a contemporary feel.





## Accommodation

Front Garden

Entrance Hallway

Lounge

Dining Room

Kitchen

Landing

Master Bedroom

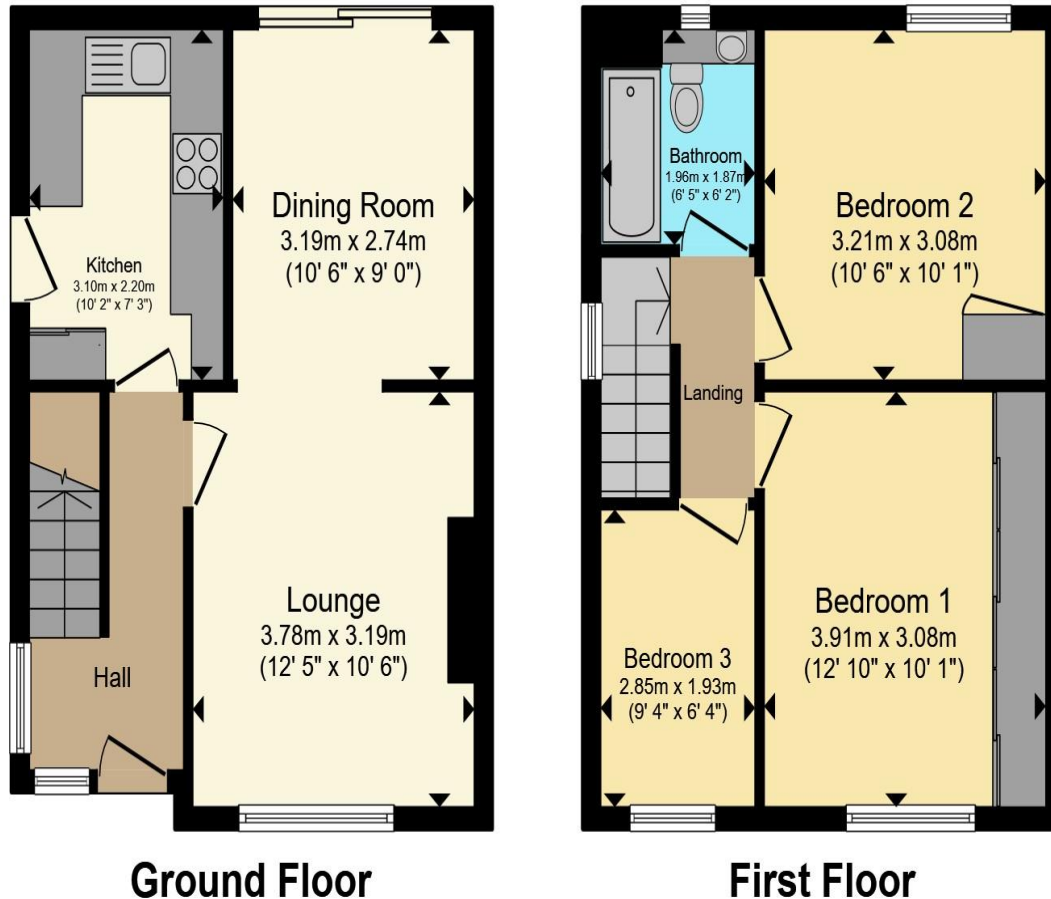
Bedroom Two

Bedroom Three

Bathroom

Rear Garden

## Floorplan



Total floor area 70.6 sq.m. (760 sq.ft.) approx

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