



Augustan Close, Guide price £300,000 - £325,000

- Guide Price: £300,000 - £325,000
- Three Bedrooms
- Two Reception Rooms
- Wrap Around Garden
- Single Driveway
- Single Garage with Inspection Pit
- Walking Distance to Shops, Schools and Local Amenities
- Well Connected with Local Transport Links
- EPC Rating: C



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About the property

Situated in the sought-after Augustan Close in Caerleon, this three-bedroom bungalow offers comfortable single-level living in a well-connected and historic village. Caerleon provides convenient access to local amenities, including nearby shops, which are directly served by regular bus routes through the area. Families benefit from proximity to respected local schooling, with Caerleon Secondary School located within the community and well linked by sustainable transport options.

The property itself features two inviting reception rooms, three versatile bedrooms, a well-appointed family bathroom and a practical kitchen. Its beautifully maintained garden wraps around the home, providing a peaceful outdoor retreat with multiple access points. A single gated driveway leads to a detached single garage, which includes an inspection pit—ideal for car enthusiasts or those who enjoy maintaining their own vehicles.

Combining village charm, strong transport links and well-balanced accommodation, this bungalow presents an excellent opportunity for buyers seeking comfort and convenience in a desirable Caerleon location.



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Accommodation

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly

Lounge

12' 11" x 9' 7" (3.94m x 2.92m)

Dining Room

12' 2" x 10' 8" (3.71m x 3.25m)

Max Measurements

Bedroom 1

9' 4" x 9' 7" (2.84m x 2.92m)

Bedroom 2

9' 3" x 9' 9" (2.82m x 2.97m)

Bedroom 3

8' 8" x 10' 1" (2.64m x 3.07m)

Kitchen

12' 9" x 7' 8" (3.89m x 2.34m)

Bathroom

7' 10" x 5' (2.39m x 1.52m)

Garage

19' 11" x 11' 1" (6.07m x 3.38m)

Floorplan



Total area: approx. 96.5 sq. metres (1038.2 sq. feet)
1 Augustan Close

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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