



## Caerleon Road

Guide Price £225,000 to £230,000

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



2 1 2

**Pinkmove**

01633 746088  
team@pinkmove.co.uk



## 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.

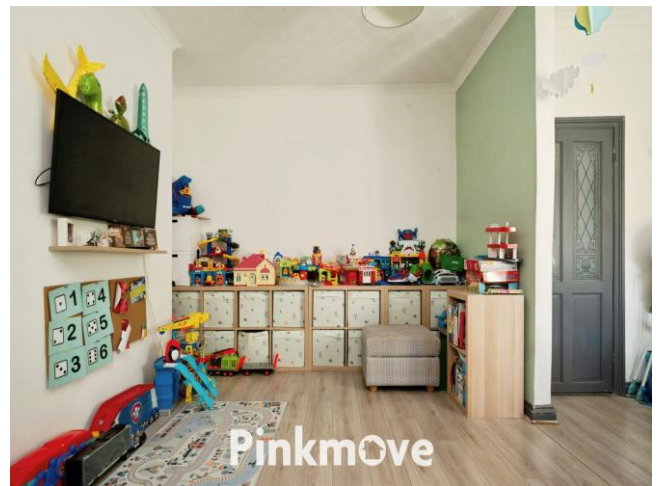
The kitchen is surprisingly spacious and leads to a convenient downstairs WC.

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

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Pinkmove

## 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.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

