



Flat 1 Backhall Street

Offers in the region of £325,000

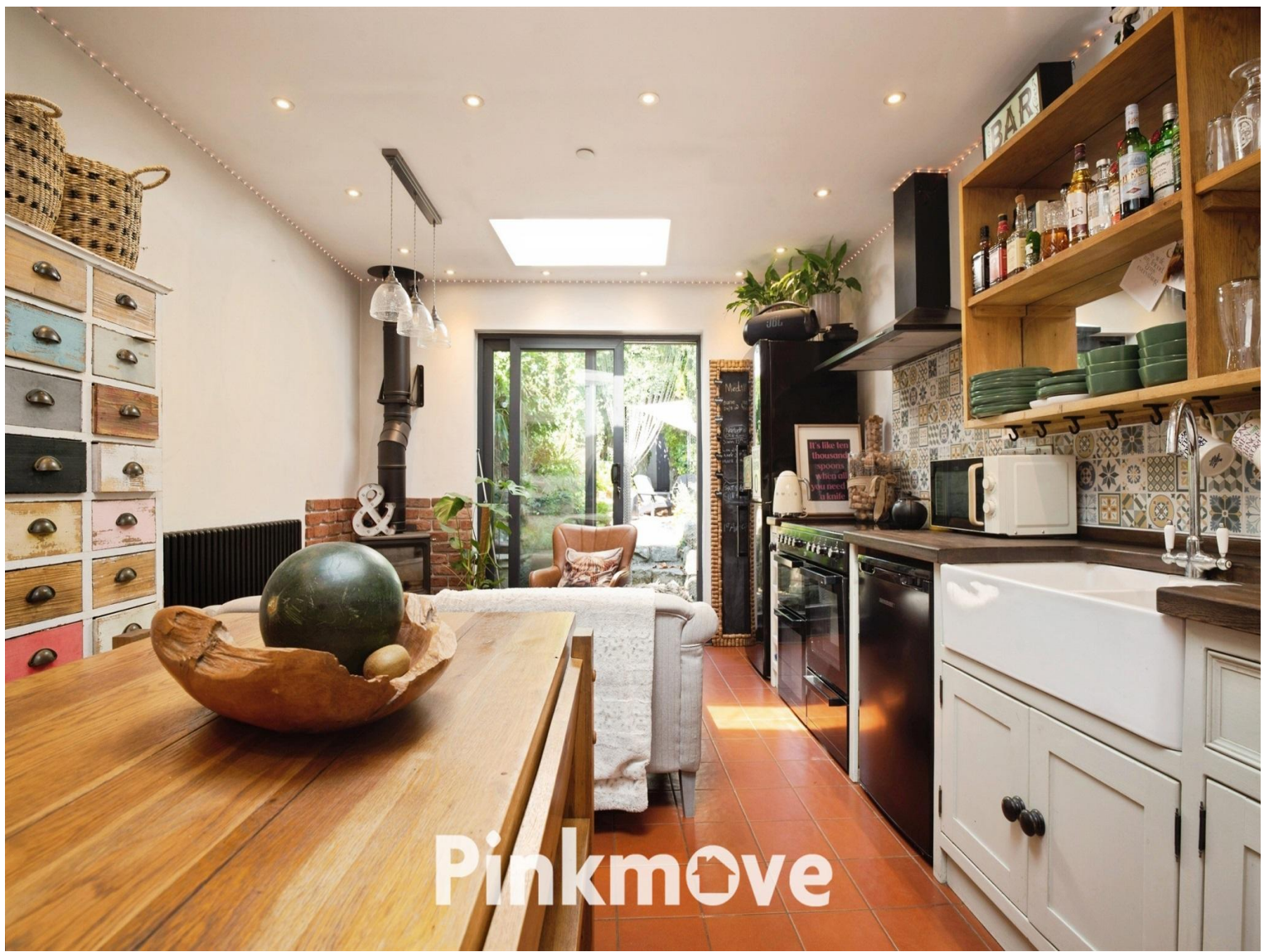
- Prime central Caerleon location
- Character living room with exposed stone walls
- Refurbished throughout with new electrics and plumbing
- Fully maintained sprinkler system
- Modern kitchen/dining room with skylight
- Bespoke hardwood double-glazed front window and shutters to be installed
- Walking distance to amenities, restaurants and historic attractions
- Allocated parking space available to rent for £44 per month
- EPC Rating: C



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Pinkmove

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About the property

Situated in the heart of the highly sought-after Roman village of Caerleon, this beautifully presented and deceptively spacious ground floor apartment offers a unique blend of period character and modern convenience.

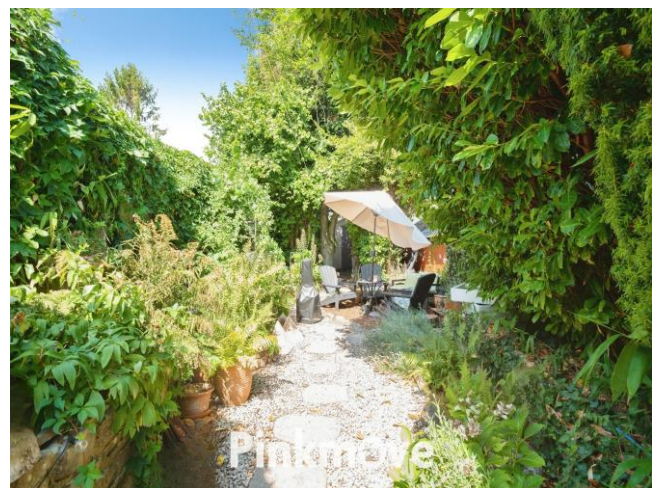
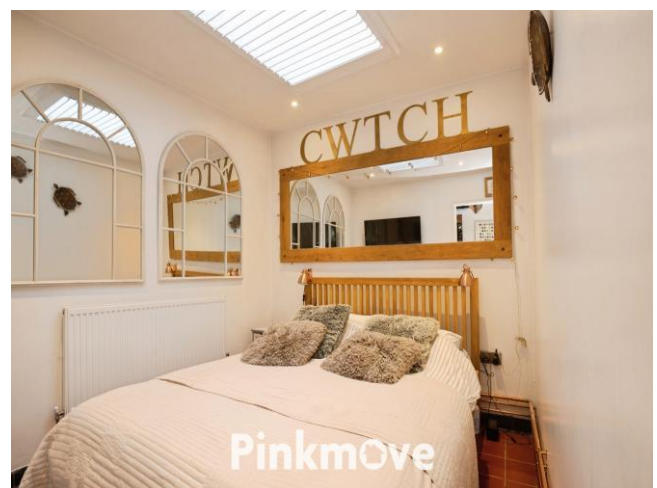
The property features an impressive living room with exposed stone walls, a contemporary kitchen/dining room with skylight, two bedrooms, a shower room, separate WC and useful utility space. The accommodation has been thoughtfully designed to maximise space and natural light whilst retaining the building's original charm and character.

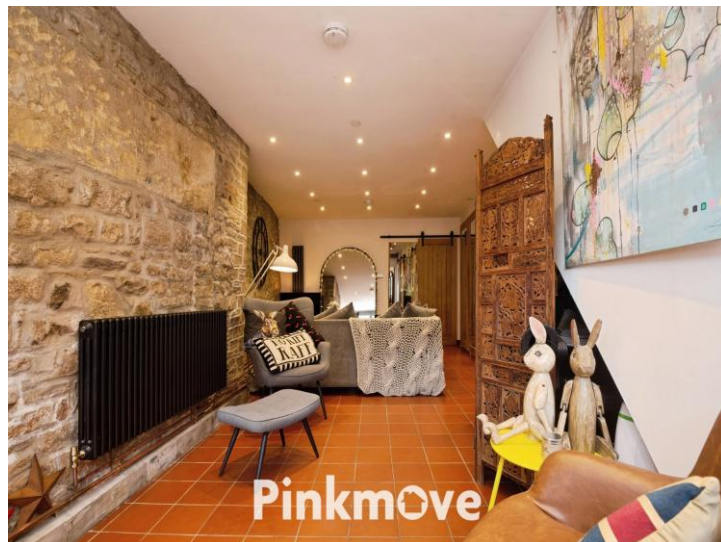
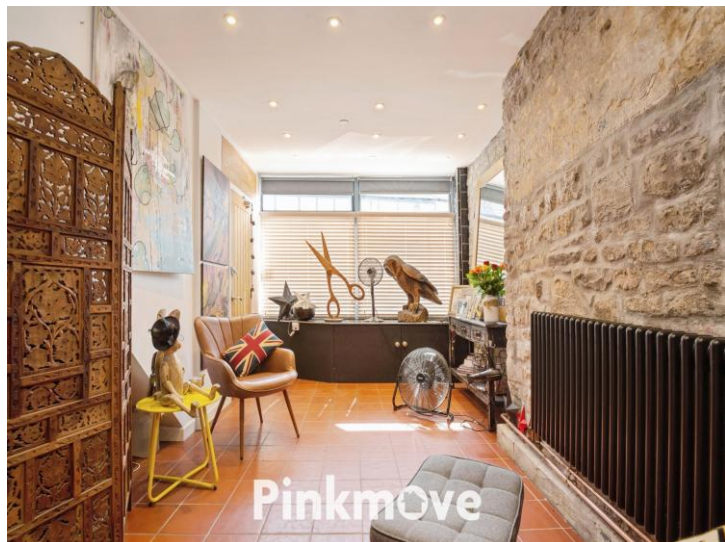
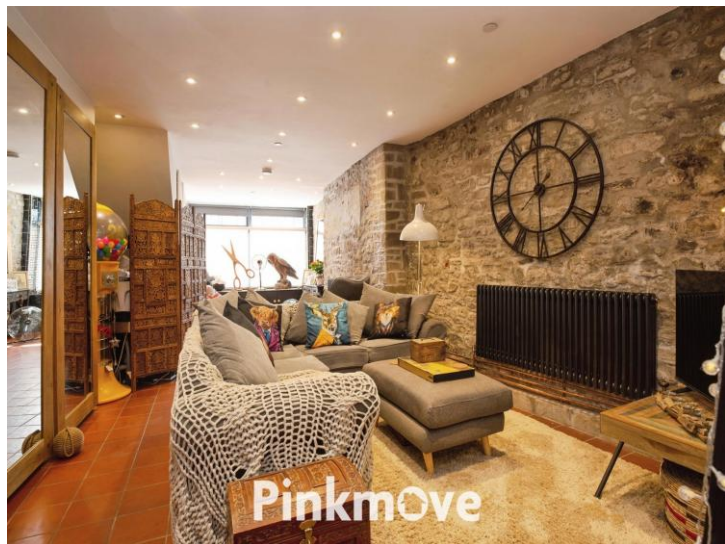
The building underwent a comprehensive conversion and refurbishment, with significant improvements including new electrics, plumbing, patio doors and skylights throughout. Further benefits include a new fibreglass flat roof, double-boarded ceilings and enhanced insulation between the ground and upper floor, providing excellent thermal efficiency and soundproofing.

For added peace of mind, the property benefits from a fully regulated sprinkler system, professionally maintained and serviced annually by RSP.

A complete new central heating system was installed featuring a Worcester Bosch Greenstar 4000 boiler, stylish column radiators and a Bosch smart heating control system.

The property will also benefit from a bespoke hardwood double-glazed front window and new shutters, scheduled for installation in September, further enhancing both its appearance and energy efficiency.





Accommodation

Living Room

29' 2" x 13' 4" (8.89m x 4.06m)

Bedroom 1

9' 9" x 7' 6" (2.97m x 2.29m)

Bedroom 2

8' 7" x 8' 6" (2.62m x 2.59m)

Wc

Kitchen

18' 1" x 11' 8" (5.5m x 3.56m)

Utility

7' 10" x 4' 3" (2.39m x 1.30m)

Shower Room

11' 8" x 4' 3" (3.56m x 1.30m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 80.8 sq.m. (870 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

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