



Long View Lodge Road, offers in the region of £450,000

- Detached
- Sought after location
- Family home currently being used as a HMO
- Driveway
- Ideal investment opportunity
- No onward chain
- EPC Rating: C



 4  2  2



About the property

Situated on the immediate fringes of the historic and highly sought-after Caerleon Roman Village, this exceptional family residence enjoys a prime position and is presented to a good standard throughout. Currently configured as a successful HMO investment, the property also offers excellent flexibility to be effortlessly reinstated as a substantial private dwelling, subject to individual requirements.

The well-proportioned accommodation briefly comprises an inviting entrance hallway, two reception rooms/bedrooms currently, a contemporary shower room, and an impressive kitchen/dining space to the ground floor. To the first floor, there are four generously sized bedrooms complemented by a further modern shower room.

Externally, the property benefits from attractive gardens and a private driveway, enhancing both its practicality and appeal.

Ideally located within walking distance of the charming village green, the property is perfectly placed to enjoy an array of local amenities including a Sainsbury's Local, boutique shops, cafés, restaurants, and salons. It also falls within the catchment area for the highly regarded Charles Williams Primary School and Caerleon Comprehensive School.

Positioned between Usk and Newport, Caerleon offers superb connectivity, with convenient access to the M4 corridor, making it an ideal choice for commuters travelling to Cardiff, Bristol, and beyond.



Accommodation

Hallway

Kitchen/Dining Room

21' 4" max x 13' 1" max (6.50m max x 3.99m max)

Wc

Bedroom 3/Reception Room

12' 2" x 11' 6" (3.71m x 3.51m)

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First Floor Landing

Bedroom One

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Two

13' 1" x 10' 10" (3.99m x 3.30m)

Bedroom Five

12' 2" x 7' 3" (3.71m x 2.21m)

Bedroom Six

7' 10" x 6' 11" (2.39m x 2.11m)

Shower Room

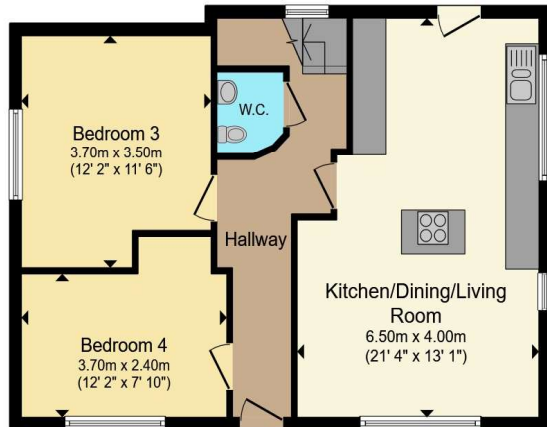
Bathroom

Outside

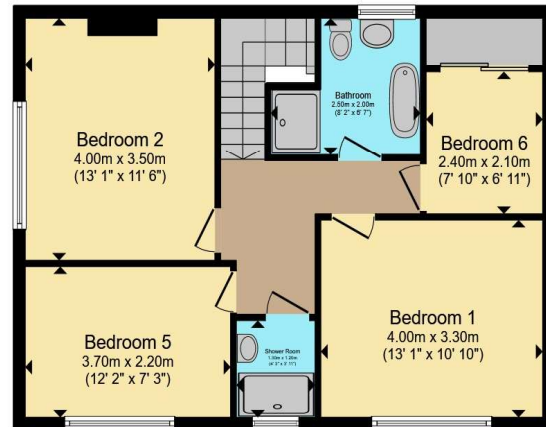
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Floorplan



Ground Floor



First Floor

Total floor area 123.6 m² (1,330 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.propertybox.io



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