Cambria Close
Guide Price £450,000 - £460,000

- Four Bedroooms
- No Chain
- Rear Garden with Views
- Three Reception Rooms
- Family Bathroom and En Suite to Master
- Close to Schools, Shops and Amenities
- Excellent Transport Links
- EPC Rating: D

🛏 4 🛁 2 🛋 2

Pinkmove

01633 746088
team@pinkmove.co.uk

About the property

Situated in the desirable Cambria Close in Caerleon, with no chain, this four-bedroom detached home offers generous living space in a prime location. Caerleon is renowned for its Roman heritage, with excellent local shops, highly regarded schools, and convenient transport links to Newport and the M4, making it ideal for families and commuters.

Step inside to a welcoming hallway with a downstairs WC to the front. To the right, double doors open into a spacious lounge featuring a bay window and fireplace, creating a warm and inviting atmosphere. Further double doors lead into the dining room, which flows seamlessly into a bright conservatory overlooking the garden. The well-appointed kitchen offers ample space and connects to a practical utility room with internal access to the single garage. Sliding doors from the kitchen open onto the rear garden, perfect for outdoor dining.

Upstairs, four versatile bedrooms provide flexibility for family living. The master bedroom benefits from its own en suite, while the remaining rooms are served by a modern family bathroom. Outside, the rear garden is beautifully maintained and enjoys undisturbed views of the local fields, offering a peaceful retreat.

To the front, a paved driveway leads to a single, integral garage and a neat front garden.

This property combines comfort, space, and an excellent location—perfect for those seeking a family home in the heart of Caerleon.

Accommodation

Lounge
19' 8" x 11' 3" (5.99m x 3.43m)
Max Measurements

Dining Room
12' 11" x 9' 4" (3.94m x 2.84m)

Conservatory
9' 2" x 11' 3" (2.79m x 3.43m)
Max Measurements

Kitchen
11' 10" x 16' 6" (3.61m x 5.03m)
Max Measurements

Utility
7' 5" x 7' 2" (2.26m x 2.18m)

Downstairs Wc
7' 1" x 2' 8" (2.16m x 0.81m)

Garage
17' 6" x 8' (5.33m x 2.44m)

Bedroom 1
11' 3" x 11' 2" (3.43m x 3.40m)

En-Suite
2' 8" x 6' 4" (0.81m x 1.93m)

Bedroom 2
10' 3" x 10' 1" (3.12m x 3.07m)

Bedroom 3
9' 9" x 7' 5" (2.97m x 2.26m)
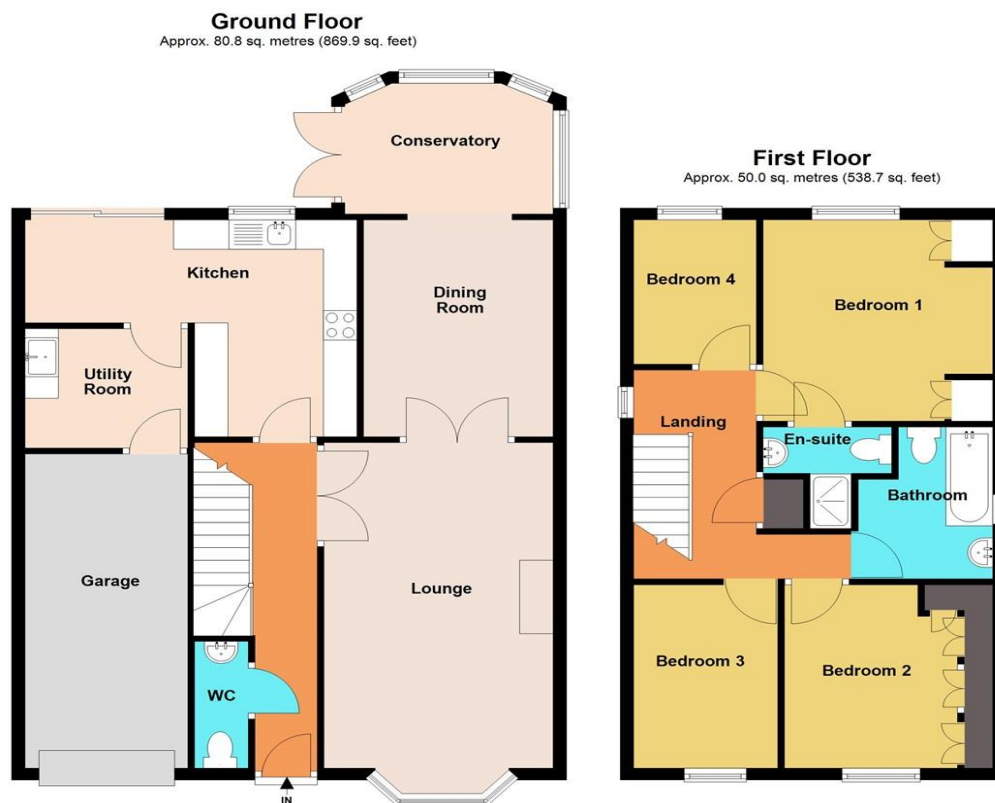
Bedroom 4
8' 1" x 6' 7" (2.46m x 2.01m)

Bathroom
8' 7" x 6' 7" (2.62m x 2.01m)
Max Measurements

Floorplan

Ground Floor
Approx. 80.8 sq. metres (869.9 sq. feet)

Conservatory

Kitchen

Dining Room

Utility Room

Garage

Lounge

WC

IN

First Floor
Approx. 50.0 sq. metres (538.7 sq. feet)

Bedroom 4

Bedroom 1

Landing

En-suite

Bathroom

Bedroom 3

Bedroom 2

Total area: approx. 130.9 sq. metres (1408.6 sq. feet)
64 Cambria 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 fitments 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.

The Property Ombudsman

naea | propertymark
PROTECTED