



CAERLEON

Guide price £625,000



2 PRIORY CLOSE

Caerleon, Newport, Newport NP18 3SY



Close proximity to local pubs, shops and restaurants
Easy access to M4 corridor
Well regarded primary and secondary schools within walking distance

Situated in the historic Roman village of Caerleon, this impressive five-bedroom detached property on Priory Close offers an exceptional opportunity to acquire a spacious and versatile family home. The property boasts a generous kitchen diner, perfect for modern living and entertaining, alongside a dedicated study ideal for home working. A second reception room provides flexible additional space, whether used as a playroom, snug, or formal lounge.

Five well-proportioned bedrooms cater perfectly to growing families, complemented by a well-appointed family bathroom. Externally, the home enjoys stunning elevated views over Caerleon, creating a picturesque backdrop.

Further benefits include close proximity to local shops, pubs, and restaurants, as well as convenient access to the M4 corridor. The property also falls within catchment for highly regarded primary and secondary schools, making it an ideal long-term family residence.



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KEY FEATURES

- Five double bedrooms
- Amazing views
- Utility room
- Study
- Second reception room
- Double garage



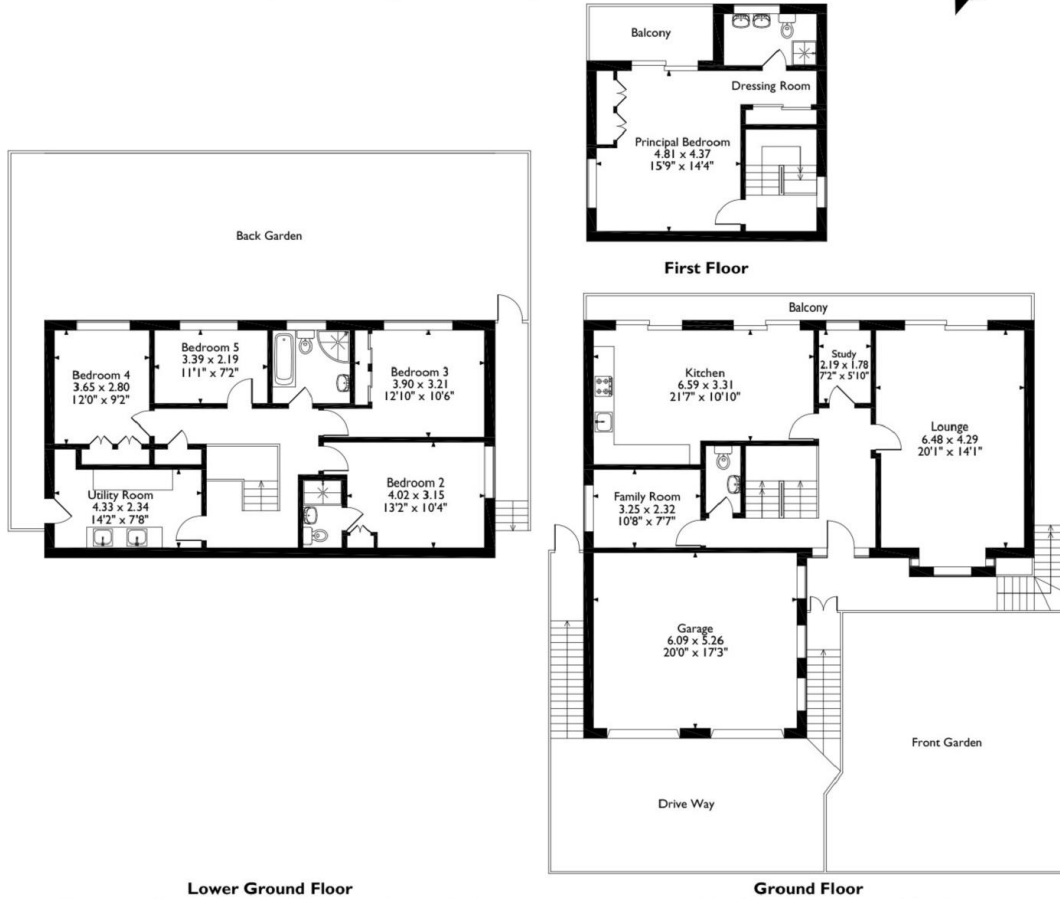
STEP INSIDE



As you step inside, you are welcomed by a spacious and inviting entrance hallway, setting the tone for the generous accommodation throughout. From here, you have access to a large family room, ideal for relaxing or entertaining, a dedicated study perfect for home working, a second reception room offering versatile living space, and a beautifully presented kitchen diner with ample room for dining and socialising.

Both the living room and kitchen diner benefit from direct access onto a balcony, where you can enjoy stunning vistas over the historic village of Caerleon, creating a seamless blend of indoor and outdoor living.

2, Priory Close, Newport, Newport
 Approximate Gross Internal Area
 Main House = 206 Sq M/2217 Sq Ft
 Garage = 32 Sq M/344 Sq Ft
 Total = 238 Sq M/2561 Sq Ft
 (Excluding Driveway/Garden & Balcony)



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

From the entrance hall, stairs lead up to the impressive principal bedroom suite. This private retreat features a walk-in wardrobe, a modern en suite, and its own balcony, perfectly positioned to take in the same picturesque views.

Returning to the entrance hall, a further staircase leads down to the lower level, where you will find four additional double bedrooms, offering excellent space for family or guests. Bedroom two benefits from its own en suite, while a well-appointed utility room completes this floor, enhancing the practicality of this thoughtfully designed home.

STEP OUTSIDE



Externally, the property continues to impress with a well-presented and thoughtfully arranged outdoor space. To the front, you are greeted by a driveway providing off-road parking for two vehicles, along with access to the double garage. Patio steps lead down to the main entrance, bordered by a lawned area, while steps on either side of the property guide you down to the rear garden.

The rear garden is a true highlight, enjoying a sun trap position that is perfect for making the most of warmer months. Designed with both relaxation and entertaining in mind, offering plenty of room for outdoor seating and family activities. From here, you can take in the stunning elevated views over Caerleon, creating a fantastic setting for both everyday living and hosting guests.

AGENT'S NOTE:

The seller of this property is a connected person to an individual working for Archer & Co.

INFORMATION

Postcode: NP18 3SY

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





DIRECTIONS

What3words: ///button.clock.tools



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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