

**95 Caerleon Road
Newport
NP19 7BY**

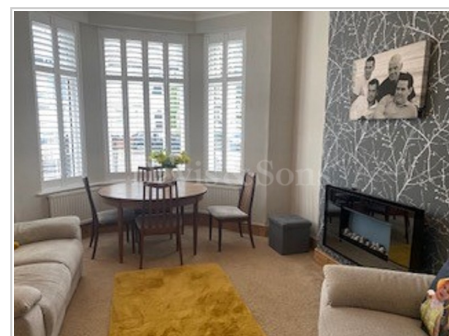
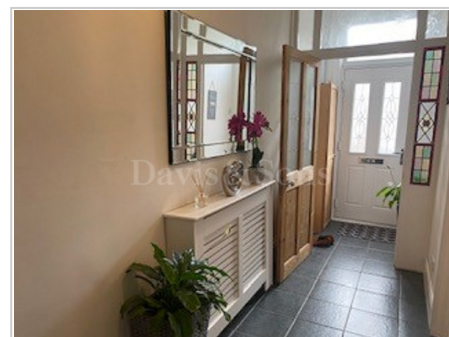
315,000



- Fantastic location for the city and commuters
- Council Tax Band E
- 4 bedrooms
- Master En-suite
- Superbly presented landscaped rear garden
- Off road parking to front with double wrought iron gates.
- Immaculately well presented throughout
- Walking distance to the city centre and railway station
- Excellent road links to the M4

Ref: PRC12874

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious. Immaculately well presented.
Excellent location. This property must be viewed.
4 bedrooms with master en-suite semi detached family home
with landscaped rear garden, double wrought iron
gates providing off road parking to front.

Accommodation

Introduction

We are very pleased to offer for sale this immaculately well presented and fully renovated substantial period bay fronted semi detached family home set on an impressive plot and boasts many original period features throughout. Period high ceilings, very spacious living accommodation, newly fitted windows and window shutters in 2023, central heating. Ground floor - entrance hallway, spacious bay fronted lounge, dining room and fitted kitchen which opens up onto the fantastic landscaped rear garden with seating and patio areas, out door entertaining, mature lawn, further BBQ area to rear of the garden, all enclosed with mature hedging and boundaries fencing. To the front you have an impressive frontage with pillared driveway with wrought iron gated off road parking with blocked paved driveway off road parking for Approx 2 vehicles. Block paved side access.

VIEWING IS HIGHLY RECOMMENDED.

Entrance

Via obscured upvc double glazed front door into;-

Porch area

Tiled flooring, and internal door into;-

Hallway

Tiled flooring continued into the inner hallway, central heating radiator, stairs to the first floor, doors off to all rooms. Door to under stairs storage cupboard. Period high ceilings,

Sitting room (12' 05" x 14' 08") or (3.78m x 4.47m)

Upvc double glazed bay window with fitted shutters, central heating radiator, electric fire place. Walk through archway to;-

Lounge (13' 03" x 12' 10") or (4.04m x 3.91m)

Upvc double glazed bay window to side with wooden shutters. Central heating radiator, period high ceilings, decorative coving, plastered an painted finish to all walls and ceiling.

Kitchen / Dining area (24' 05" x 12' 02") or (7.44m x 3.71m)

Fantastic size feature kitchen / dining room area to the rear of the property. Ceramic tiled floor continued, patio doors to side with further French style patio doors to rear decking and entertaining area. The dining room with period high ceilings, plastered and painted finish to ceiling and walls, central heating radiator, dining room table and chairs. The kitchen is fitted with a substantial amount of wall and base units, fantastic size breakfast bar area with further storage below. One and half bowl sink and mixer tap, plumbing and space for washing machine, tumble dryer, free standing

fridge, eight ring gas burner Range cooker with extractor hood over, tiled splash back, upvc double glazed window to side.

First Floor Landing

First floor split level landing. Access to loft space and doors off to all rooms.

Master suite (16' 05" x 15' 07") or (5.00m x 4.75m)

Wood laminate flooring throughout, decorative coving, upvc double glazed bay window to front with fitted shutters, further upvc double glazed window with fitted shutters. Ample space for free standing storage. Door to;-

En-suite shower room

Low level wc, pedestal wash hand basin, tiling to all splash backs, inset low voltage lighting, decorative coving.

Bedroom 2 (13' 07" x 13' 04") or (4.14m x 4.06m)

Upvc double glazed bay window to side with wooden shutters blinds, central heating radiator.

Bedroom 3 (9' 07" x 8' 01") or (2.92m x 2.46m)

Upvc double glazed window to side, fitted storage space to one wall, also housing the wall mounted Worcester Combination boiler.

Bedroom 4 (12' 01" x 9' 02") or (3.68m x 2.79m)

Upvc double glazed windows to side and rear and central heating radiator.

Shower Room

Modern re-fitted shower room, with double walk in shower cubicle with glass sliding door with mains shower over, full tiling to all walls and flooring, obscured upvc double glazed window, low level wc. wash hand basin with storage below and chrome towel radiator.

Location

The property is located in a fantastic position within Newport on the main Caerleon Road. Excellent road links to the M4, bypass to Cwmbran, Pontypool etc. Walking distance to the city centre, railway station, access to local schools, Caerleon Road shopping area.

Solar panels

We have been advised that Solar panels are fitted to the roof which the vendor has purchased.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:73

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified







All room sizes are approximate. Electrical installations, central heating & plumbing & draining installations are noted in particulars on the basis of a visual inspection only. They have not been tested & no warranty of condition or fitness is implied by their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the structure of any appliances, installation or any element of the structure or fabric of the property. Messrs Davis and Sons for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) The particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors and do not constitute part of an offer or contract (ii) All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Davis and Sons has any authority to make or give any representation or warranty whatever in relation to this property.