

**224 Caerleon Road
 Newport
 NP19 7HD**

180,000



- Total floor area 109 sq meters
- 3 double bedrooms
- first floor Bathroom
- Second floor Shower room
- Good size rear garden & front forecourt
- Updating is required
- Access to local schools
- Bus route with access into the city centre
- Excellent road links to the M4

Ref: PRC12912

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious 3 double bedroom family home that requires some updating but would make an ideal first time purchase or to add to a landlords portfolio. The property benefits from 2 bathrooms and good size front forecourt and rear garden.
Viewing advised.

Accommodation

Introduction

We are pleased to offer for sale this 3 bedroom mid terrace 1930.s bay fronted family home with two large reception rooms, large kitchen / diner, wc, shower room.
To the outside you have a good size rear garden and front forecourt.
To the first floor you have 3 double bedrooms and family bathroom.
Ideal investment opportunity, ideal first time purchase.
Updating and renovation required.
The property is located on the main Caerleon Road in Newport with access to local Caerleon Road shops, local primary and comprehensive schools plus bus route. Access to the city centre and excellent road links to the M4.

Entrance

Via upvc double glazed front door into;-

Hallway

Wood laminate flooring, high ceilings with period features throughout. Central heating radiator, stairs to first floor, door off to;-

Lounge (13' 09" x 11' 11") or (4.19m x 3.63m)

Plastered finish to walls, decorative coving, feature fire place with backdrop,hearth and surround. Upvc double glazed bay window to front and central heating radiator.

Dining Room (10' 0" x 10' 02") or (3.05m x 3.10m)

Open fire place with solid surround, plastered finish to walls, decorative coving, single glazed window to rear, central heating radiator. Under stairs storage cupboard.
Archway to;-

Kitchen (17' 01" x 10' 04") or (5.21m x 3.15m)

Tiled flooring throughout, plastered finish to walls. The kitchen is fitted with a range of high gloss wall and base units, roll top work surfaces, tiling to splash backs, electric oven, hob extractor hood over, plumbing and space for washing machine, dishwasher, fridge / freezer etc. Wall mounted Combination boiler, sink, drainer and mixer tap, original sash single glazed window, single glazed wooden door leading to rear garden. Door off to;-

Shower Room (8' 02" x 4' 10") or (2.49m x 1.47m)

Tiled floor, plastered finish to walls, low level wc, wash hand basin, upvc double glazed window. Step in shower cubicle with shower over. Panel style covering to walls.

First Floor Landing

Split level landing.

Bathroom (6' 08" x 5' 10") or (2.03m x 1.78m)

Tiled floor, tiling to splash backs, upvc double glazed window. Low level wc, wash hand basin, panelled bath with shower over and chrome towel radiator .

Bedroom 1 (16' 05" x 11' 05") or (5.00m x 3.48m)

Wood laminate flooring, two upvc double glazed windows to front and central heating radiator. Door to storage cupboard.

Bedroom 2 (11' 10" x 10' 02") or (3.61m x 3.10m)

Plastered finish to walls, central heating radiator. Single glazed window to rear, shelving for storage to alcove.

Bedroom 3 (10' 09" x 10' 05") or (3.28m x 3.18m)

Plastered finish to walls, upvc double glazed window to rear, central heating radiator.

Rear Garden

Cotswold chipping's, steps leading up to further lawned area, panelled fencing,

Front forecourt

Good size front forecourt

Services

Mains electricity, mains water, mains gas, mains drainage

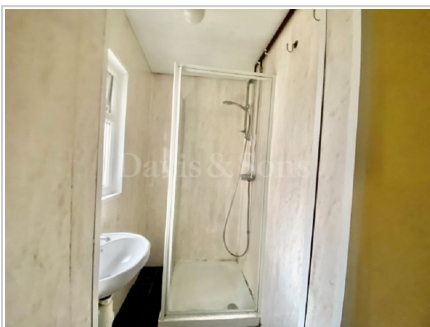
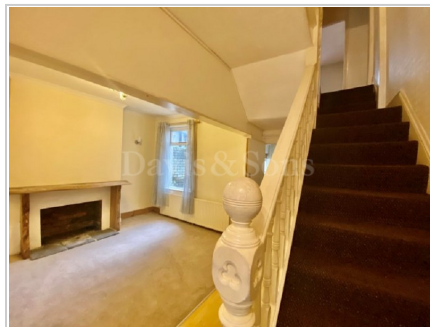
EPC Rating:56

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.