

110 Caerleon Road
 Newport
 NP19 7GZ

160,000



- Total floor area 142 sq meters
- 3 reception rooms
- Full renovation throughout
- Rear courtyard
- Front fore court
- Council tax band E
- Excellent road links to the M4 and city centre
- Bus route
- \$ bedrooms

Ref: PRC12913

Viewing Instructions: Strictly By Appointment Only



General Description

Substantial size period bay fronted mid terrace family home with 4 bedrooms, 3 receptions, rear courtyard garden and front fore court.
Excellent road links to the M4, city centre, access to Caerleon Road shopping area and local schools.
The property requires full renovation throughout.
Viewing is recommended.

Accommodation

Introduction

We are pleased to offer for sale this substantial size 4 bedroom period bay fronted mid terraced family home with front forecourt and rear courtyard garden.
The property briefly comprises;- hallway, 3 reception rooms, potential for under stairs shower room, downstairs cloakroom / wc and kitchen.
To the first floor you have 4 bedrooms and bathroom.

The property is located on the main Caerleon Road in Newport with access into the city centre, local schools, bus route and Caerleon Road shopping area. Excellent road links to the M4.

Fantastic size family home that requires updating and renovation throughout. Viewing highly recommended.

Entrance

Via solid wood door into;-

Hallway

Period high ceiling, coving, stairs to first floor. Door to under stairs.

Lounge (16' 02" x 15' 06") or (4.93m x 4.72m)

Single glazed wooden bay windows, laminate wood flooring, decorative coving and central heating radiator.

Dining Room (14' 07" x 12' 01") or (4.45m x 3.68m)

Laminate wood flooring, period features, upvc obscured double glazed doors to rear. Bricked Fire place, laminate wood flooring and central heating radiator.

Shower Room

Plumbing for wash hand basin, shower cubicle, panelled walls.

Cloakroom/w.c

Panelled walls, upvc obscured double glazed window. Low level wc, wash hand basin.

Reception room three (14' 05" x 10' 10") or (4.39m x 3.30m)

Fire place, double glazed bay window to side, laminate wood flooring and central heating radiator.

Kitchen (12' 0" x 12' 07") or (3.66m x 3.84m)

New kitchen required. Kitchen units, tiled ceiling, tiling to walls and floor. Upvc double glazed window, plumbing for washing machine etc, upvc double glazed door to rear.

First Floor Landing

Split level landing, doors off to all rooms.

Bedroom 3 (12' 02" x 12' 04") or (3.71m x 3.76m)

Central heating radiator, upvc double glazed window, storage cupboard housing the combi boiler.

Bathroom

New bathroom required. Tiled walls, obscured double glazed window, central heating radiator. Low level wc, wash hand basin and panelled bath with shower over.

Bedroom 2 (14' 08" x 12' 0") or (4.47m x 3.66m)

Upvc double glazed window to rear, storage cupboard to alcove and central heating radiator.

Bedroom 1 (16' 01" x 13' 04") or (4.90m x 4.06m)

Period coving, laminate flooring, central heating radiator, bay fronted upvc double glazed window.

Bedroom 4 (11' 01" x 7' 02") or (3.38m x 2.18m)

Laminate wood flooring, plastered finish to walls, upvc double glazed window and central heating radiator. Door to;-

Walk in Wardrobe

Door off bed 4. Central heating radiator.

Rear courtyard

Courtyard garden, patio to side, brick and panelled boundary, garden laid to patio slabs.

Front forecourt

Good size bricked front fore court.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:58

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.