

2 Uskvale Mews
Uskvale Drive
Caerleon
Newport.
NP18 1NE

220,000



- HIGHLY SOUGHT AFTER LOCATION
- Total floor area 126 sq metres
- Maisonette style property over 2 floors
- Access to local amenities
- Access to local schools
- NO CHAIN
- Caerleon Village location
- Viewing is highly recommended
- Well maintained communal mature gardens and grounds.

Ref: PRC12926

Viewing Instructions: Strictly By Appointment Only

General Description

NO CHAIN.

CAERLEON VILLAGE LOCATION.

VIEWING IS HIGHLY RECOMMENDED.

3 Bedroom maisonette set over two floors set in communal mature gardens and grounds with garage and allocated parking.

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Accommodation

Introduction

We are pleased to offer for sale this modern very well presented 3 double bedroom maisonette, also benefiting from a garage located within the grounds, allocated parking & well maintained communal gardens. . The property consists of;- 3 double bedrooms, lounge, kitchen, dining room, cloakroom / wc & bathroom with walk in shower. The property is offered with NO CHAIN.

The property is located in Caerleon Village with access to local amenities, schools, bus route, restaurants and public houses. Caerleon is of archaeological importance, being the site of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort.

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Entrance

Via upvc double glazed front door into;-

Hallway

Stairs up to maisonette.

Entrance

Door into Maisonette.

Hallway

Doors off to all rooms.

Lounge (15' 11" x 13' 07") or (4.85m x 4.14m)

L shape spacious lounge with lots of natural light. Plastered finish to walls, decorative coving, storage cupboard, two upvc double glazed windows over looking the communal gardens. Wall mounted electric heating.

Dining Room (10' 01" x 9' 02") or (3.07m x 2.79m)

Plastered finish to walls and decorative coving. Upvc double glazed window over looking communal gardens. Wall mounted electric heating and door to;-

Kitchen (10' 01" x 7' 04") or (3.07m x 2.24m)

The kitchen is fitted with wall and base units with food preparation work surfaces, stainless steel sink, drainer and mixer tap. Integrated appliances, microwave, oven, dishwasher, fridge / freezer and extractor fan. Upvc double glazed window over looking communal gardens.

Cloakroom/w.c

Plastered and painted finish to walls and ceiling, low level wc, wash hand basin, tiling to splash backs.

First Floor Landing

Wall mounted electric heating, upvc double glazed window to side. Doors off to all rooms.

Master Bedroom (15' 0" x 10' 0") or (4.57m x 3.05m)

Plastered finish to walls and ceiling, two upvc double glazed windows, two banks of fitted wardrobes, wall mounted electric heating.

Bedroom 2 (12' 05" x 8' 01") or (3.78m x 2.46m)

Plastered finish to walls, wall mounted electric heating and skylight window.

Bedroom 3 (10' 09" x 9' 01") or (3.28m x 2.77m)

Plastered finish to walls, upvc double glazed window, wall mounted electric heater.

Shower Room

Ceramic tiling to all walls and floor, walk in shower cubicle, low level wc and wash hand basin. Superb size storage cupboard.

Outside

Lovely presented mature communal gardens and grounds.
Garage in a block within the grounds.
Allocated parking.

Leasehold information

99 years from 1987 / 62 years remain on the lease.

Maintenance is Â£400 p.a. paid in 4 instalments
Ground rent Â£50 p.a.
Building insurance is currently Â£120 p.a.

Services

Mains electricity, mains water, mains drainage

EPC Rating:60

Tenure

We are informed that the tenure is Leasehold

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.