

17 Augustan Drive
Caerleon
Newport
NP18 3DD

250,000



- RENOVATION PROJECT
- Driveway leading to Garage
- Front & rear gardens
- Sought after location
- Council tax band F

Ref: PRC12949

Viewing Instructions: Strictly By Appointment Only

General Description

FULL RENOVATION REQUIRED.
A rare opportunity to turn this project into the perfect forever home.
This 4 bedroom detached bungalow is located in the village of Caerleon on the outskirts of Newport.
set on a good size plot in a quiet residential cul-de-sac offering panoramic rear views.
Viewing's by appointment only

Accommodation

Introduction

Davis and sons are pleased to offer for sale this 4 bedroom detached bungalow located in the Caerleon area of Newport. The property will require extensive renovation throughout . The property comprises;- hallway, lounge,kitchen, bathroom and 4 bedroom.
To the outside front garden, driveway leading to a garage and good size rear garden with fantastic views.
There is gas heating and electricity at the property.

Caerleon is a village and community in Newport, Wales. Situated on the River Usk, it lies 5 miles northeast of Newport city centre, and 5.5 miles southeast of Cwmbran. Caerleon is of archaeological importance, being the site of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort. Access to local primary and comprehensive schools, bus route, boasts an abundance of independent businesses - including at Ffwrwm Arts.

Entrance

Via obscured front door with obscured glazed panel to side into;-

Hallway

Access to loft space via pull down ladder with power and lighting. Doors off to all rooms.

Bathroom

Wc, panelled bath, stainless steel sink with storage below and obscured window.

Kitchen (19' 0" x 6' 11") or (5.79m x 2.11m)

Wall and base units, work surfaces, stainless steel sink, drainer and mixer tap and window.

W.C

Shower Room

Lounge (23' 08" x 9' 08") or (7.21m x 2.95m)

Window, central heating radiator ,wall mounted gas fire.

Bedroom 1 (13' 06" x 11' 0") or (4.11m x 3.35m)

Window.

Bedroom 2 (13' 06" x 9' 04") or (4.11m x 2.84m)

Window.

Bedroom 3

Window, central heating radiator

Bedroom 4

Window central heating radiator.

Outside

Front;- walled boundaries, laid to lawn.

Side;- driveway for Approx 1 vehicle leading to garage.

Rear;- good size rear garden and balcony with fabulous panoramic views.

Services

Mains electricity, mains water, mains gas, mains drainage

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.