



**2 Brooklea, Caerleon, Newport. NP18 3PR**  
**£550,000**  
**Tenure Freehold**

- GUIDE PRICE - £550,000 - £575,000
- SPACIOUS DETACHED EXECUTIVE HOME
- CONVENIENT LOCATION CLOSE TO CAERLEON VILLAGE
- RECEPTION HALL & GALLERY LANDING
- 3 SEPARATE RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM & UTILITY
- GARAGE PARTITIONED TO FORM STORAGE & GYM
- 5 BEDROOMS
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- PLEASANT ENCLOSED REAR GARDEN

**69 Bridge Street, Newport, NP20 4AQ**  
**M2 Estate Agents Newport 01633 289622**  
**[www.m2ea.co.uk](http://www.m2ea.co.uk)**

A well maintained and presented detached executive home situated just off Ponthir Road, within easy access of Caerleon Village and renowned local schools. The property offers exceptional family accommodation comprising:

To the ground floor: A reception hall with stair case to a gallery landing and cloakroom/wc off. A sitting room enjoys an outlook to the front and a good size lounge with wood burner opens to the conservatory and garden.

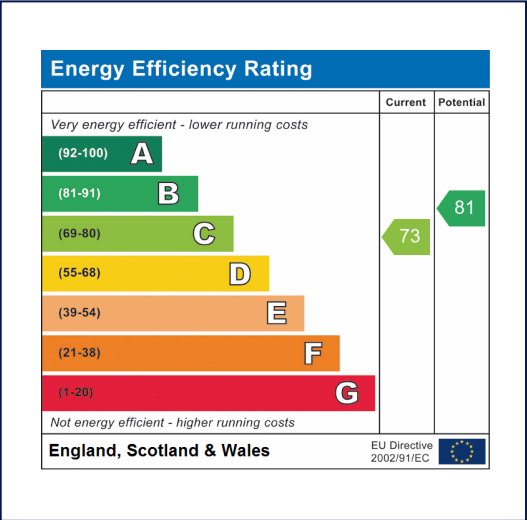
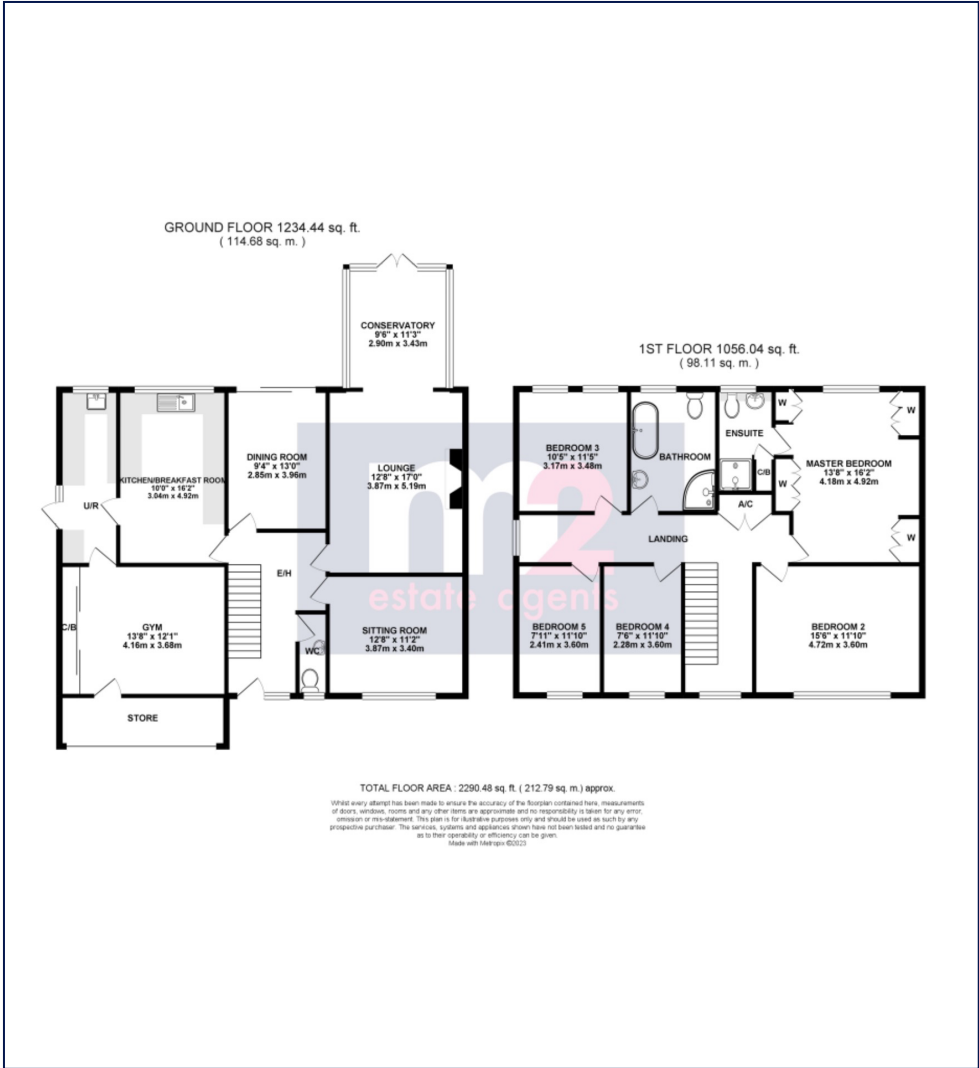
A separate dining room benefits from patio doors again leading to the garden and the modern kitchen benefits from an extensive range of wall and base units with ample room for a table, a door provides access to the large utility room in turn leading to the former garage partitioned to provide a gym and store with garage door in place.

To the first floor: The gallery landing leads to 5 good size bedrooms, the master having built in wardrobes and an en-suite shower room. The modern family bathroom benefits from a standing roll top bath and separate shower.

Outside: A brick pavior driveway provides extensive parking leading to the main entrance and side access

To the rear: A patio leads onto a pleasant garden enjoying a sunny aspect, mainly laid to lawn enclosed by fencing with well stocked bordering flower beds.

Services:  
Council Tax Band:



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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I/We acknowledge that I/we have read and understand your terms  
letter and that these property ( 2 Brooklea, Newport, NP18 3PR )  
details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_