

**32 Caerau Road, Newport, . NP20 4HL**

**Tenure Freehold**

- **GEORGIAN STYLE END OF TERRACE**
- **SUBSTANTIAL FAMILY HOME**
- **FIVE DOUBLE BEDROOMS**
- **THREE RECEPTION ROOMS ( POSSIBLE 4)**
- **17' KITCHEN/BREAKFAST ROOM WITH LOG BURNER**
- **BATHROOM AND SHOWER ROOM**
- **UTILITY ROOM/W.C.**
- **TWO CAR DRIVEWAY TO SIDE**
- **ENCLOSED REAR GARDEN**
- **CONVENIENT TOWN LOCATION**

**\*SPACIOUS, BRIGHT, 5 DOUBLE BEDROOM, GEORGIAN STYLE END OF TERRACE HOUSE WITH 3/4 RECEPTION ROOMS, SHOWER ROOM, BATHROOM, TWO CAR DRIVEWAY, WALKING DISTANCE TO NEWPORT CITY CENTRE \***

A great opportunity to acquire a substantial end of terrace property (circa 1900sq ft) in a most convenient central location. Ideal for the large family or investor there are currently 5 double bedrooms and 3 reception rooms, one of which could be split into two. The Georgian style home has the advantage of a two vehicle side driveway and a level enclosed rear garden.

The ground floor currently comprises an entrance hall, sitting room with fireplace, a long lounge, a study room with utility and w.c. off and a spacious 17 ft wide kitchen/breakfast room with log burner.

On the first floor to the rear are a bathroom, shower room and a bedroom and to the front are the remaining four double bedrooms.

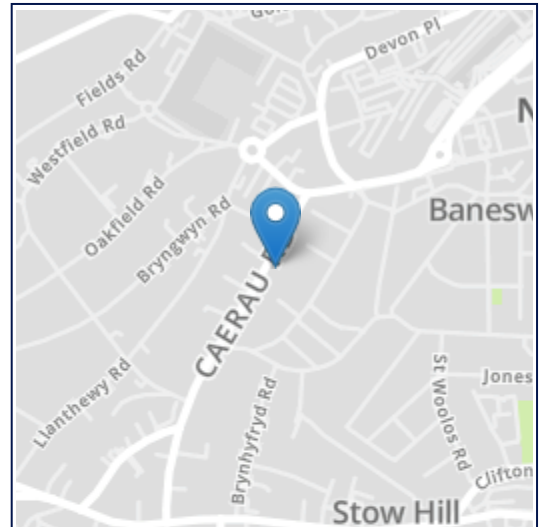
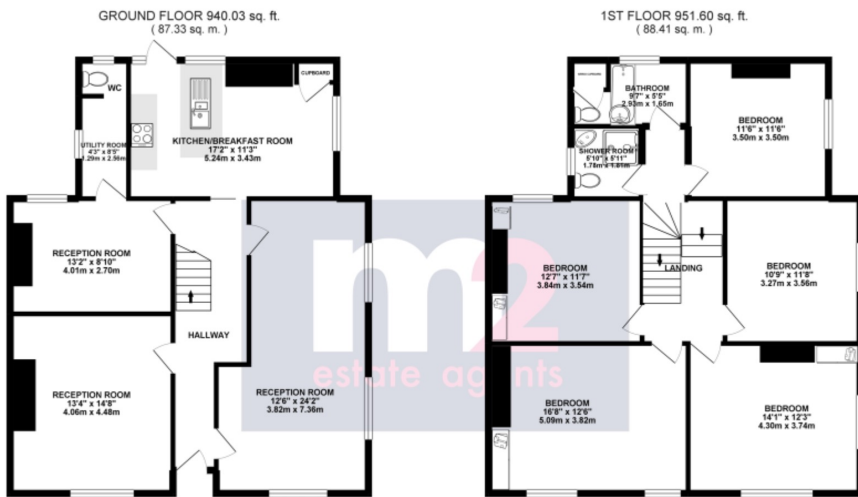
Outside there is a two car side driveway and permit parking is available for on road parking via the local authority. To the rear is a wide paved area, dog run to side and an artificially grassed garden.

Gas central heating is via a combi boiler and the home is fully double glazed.

Found half way up Caerau Road on the central west side of Newport the property is within walking distance downhill of shopping and the main line railway station.

Excellent potential for a multitude of uses. EPC-tba. Council Tax Band E.

Services:  
 All mains services provided.  
 Council Tax Band:  
 Tax Band E, Newport C.C.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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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