



**17 Trinity View, Caerleon, Newport. NP18
3SU
£425,000
Tenure Freehold**

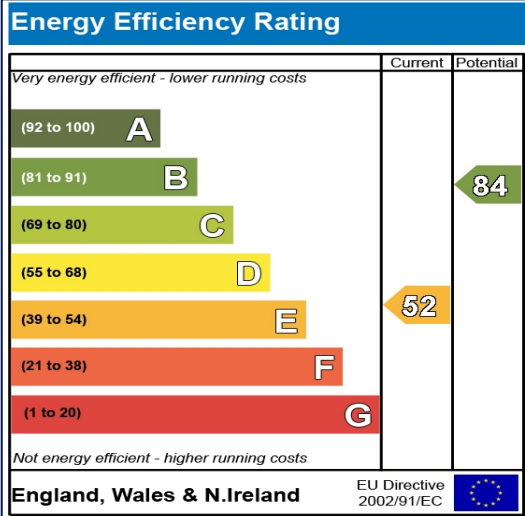
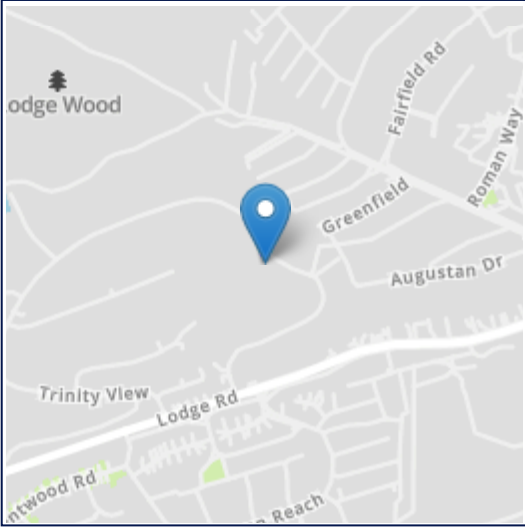
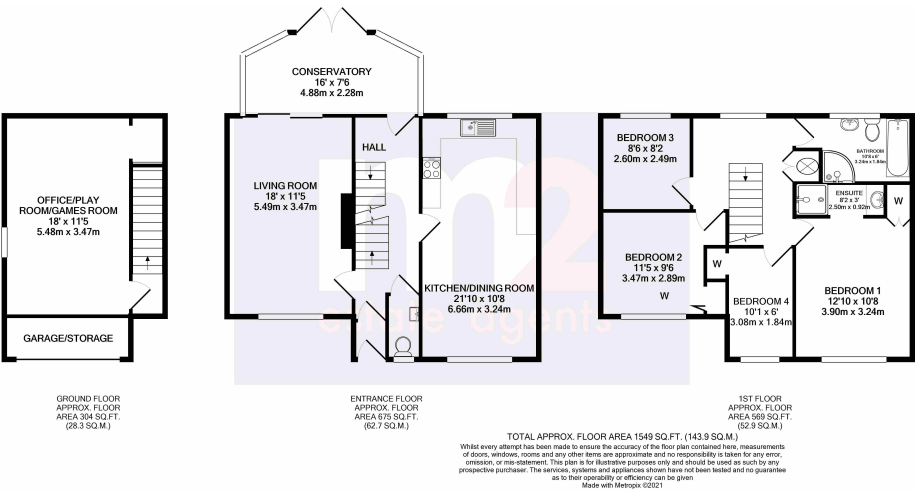
- GUIDE PRICE £425,000 - £450,000
- HIGHLY SOUGHT AFTER LOCATION
- 4 BEDROOM DETACHED HOUSE
- KITCHEN / DINING ROOM
- LIVING ROOM WITH VIEWS
- CONSERVATORY
- DOUBLE DRIVEWAY & GARAGE/OFFICE/PLAYROOM
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- WELL MAINTAINED REAR GARDEN

Situated within the highly sought after Caerleon area is this well presented, 4 bedroom, detached family home, located close to all local amenities, bus routes, excellent Primary Schools and within walking distance to Caerleon Village with its variety of Pubs/Restaurants & shops.

Offering well planned living accommodation briefly comprising: To the Ground Floor, Entrance Porch, Hallway, Kitchen/Dining Room, Living Room & Conservatory. Stairs lead down to the lower ground floor where there is an Office/Games Room/Play Room. On the First Floor: Four Bedrooms with En-suite Shower Room & Family Bathroom.

Outside: To the front, a double driveway leads to a partially converted garage now utilised as a storage area (but could easily be converted back). Attractive gardens with steps lead up to the front door with balcony enjoying beautiful views over Caerleon towards Newport. To the rear, a patio with covered seating area, steps lead up (with shrubs & flowers either side) to another covered seating area with decorative stones and further decking area enjoying views over Newport.

The property further benefits from a gas backboiler, upvc double glazing throughout and viewing comes highly advised by the agents.
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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