



**20 Augustan Close, Caerleon, Newport.  
NP18 3DJ  
£425,000  
Tenure Freehold**

- EXTENDED DETACHED BUNGALOW
- ENJOYING VIEWS OVER NEWPORT
- ENTRANCE HALL & CLOAKROOM/WC
- LOUNGE WITH BAY WINDOW
- SUPERB SPLIT LEVEL, OPEN PLAN KITCHEN/DINER
- STUDY/BEDROOM 4
- 3/4 BEDROOMS
- CONTEMPORARY FAMILY SHOWER ROOM
- DRIVEWAY AND LARGE TANDEM GARAGE
- GOOD SIZE ENCLOSED REAR GARDEN

Occupying an elevated position at the end of this popular cul-de-sac, this 3/4-bedroom bungalow has benefited from an extension providing a superb, split-level, L-shaped kitchen/diner opening to the rear garden.

The property lies just off Lodge Hill, close to the recently constructed school, and offers good family accommodation comprising:

An L-shaped entrance hall with wooden floor and cloakroom/wc off.

The bright lounge benefits from a large bay window to the front with a woodburner recessed into the chimney breast.

Leading off the lounge is the superb, split-level kitchen/diner, having patio/French doors to the front and rear, an extensive range of wall and base units to the kitchen area, space for an island and dining/table.

Three bedrooms are situated off the main hall, along with a 4th bedroom utilised as a study opening to the garden. The refitted family shower room is fitted with a contemporary suite with an oversized shower cubicle.

Outside: to the front: A driveway leads to a large integral, tandem garage; steps lead through a terraced garden to the main entrance.

To the rear: steps lead up to an easily maintained garden laid to lawn, a raised decked seating area and flowerbeds, enclosed by fencing

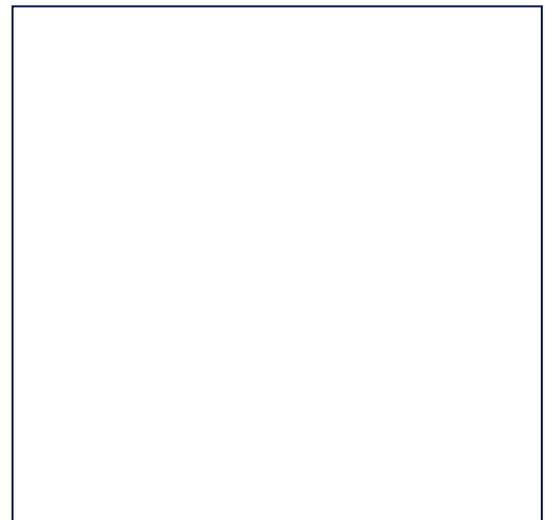
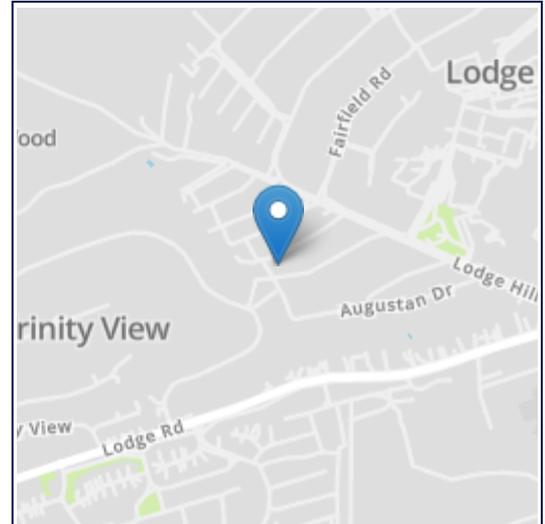
Services:

Council Tax Band:

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# AWAITING FLOORPLAN



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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 20 Augustan Close, Newport, NP18 3DJ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_