

11 Fairfield Close, Caerleon, Newport. NP18
3DR
£350,000
Tenure Freehold

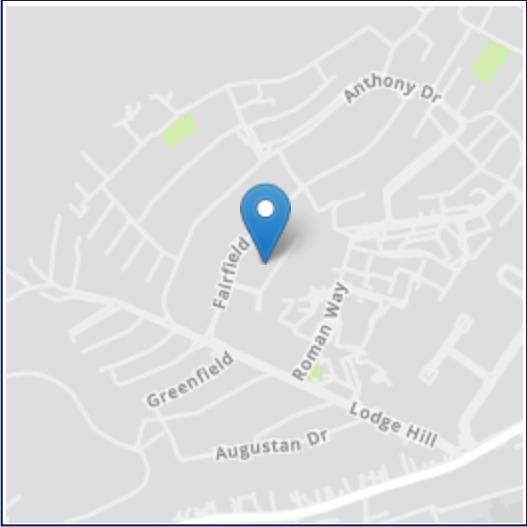
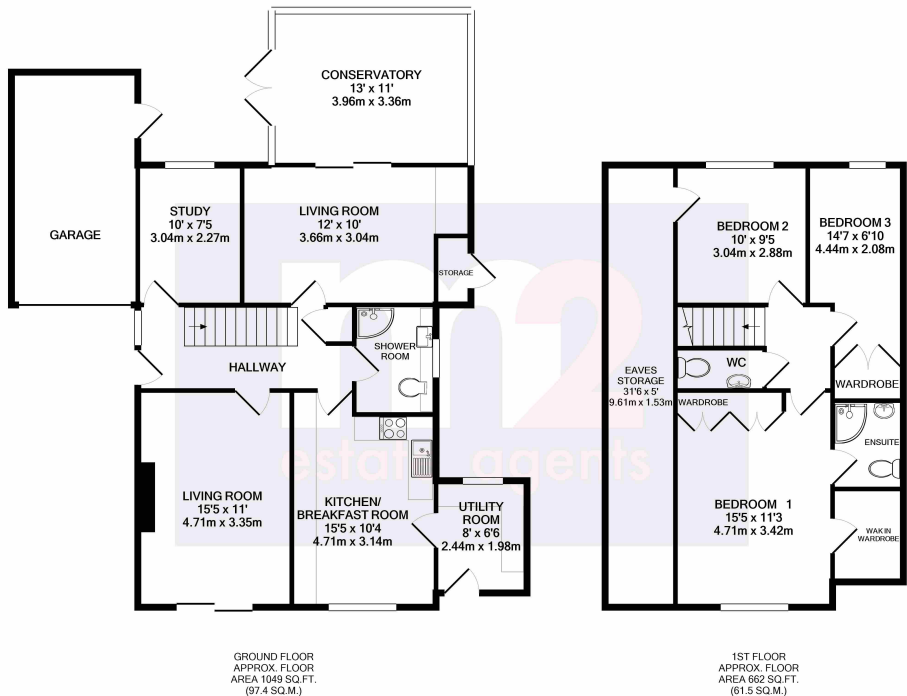
- NO CHAIN
- VERSATILE FAMILY ACCOMMODATION
- 3/4 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- LIVING ROOM, DINING ROOM & CONSERVATORY
- SOUGHT AFTER LOCATION CLOSE TO CAERLEON VILLAGE
- EASILY MAINTAINED ENCLOSED REAR GARDEN
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM
- EN-SUITE & WALK IN WARDROBE TO

69 Bridge Street, Newport, NP20 4AQ
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Situated within the highly sought after Caerleon area is this well presented, extended, 3/4 bedroom, semi 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, versatile, living accommodation briefly comprising, To the Ground Floor: Entrance Hallway, Living Room, Kitchen/Breakfast Room, Utility Room, Dining Room, modern Shower Room, Bedroom 4/Office & Conservatory. On the First Floor: Three Bedrooms with En-suite Shower Room & Walk in wardrobe to the master, there is also a separate w/c. Outside, to the front: Extensive parking with paved driveway, lawn area, patio and car port leading to single garage. To the rear, a patio area with retaining wall planted with a variety of shrubs. Access to the rear of the garage and pathway around the house to the the front.

The property further benefits from a gas combi boiler, upvc double glazing throughout and no onward chain.
Services:
Council Tax Band:



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 to 100)	A	
(81 to 91)	B	
(69 to 80)	C	76
(55 to 68)	D	61
(39 to 54)	E	
(21 to 38)	F	
(1 to 20)	G	
Not energy efficient - higher running costs		
England, Wales & N.Ireland		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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