



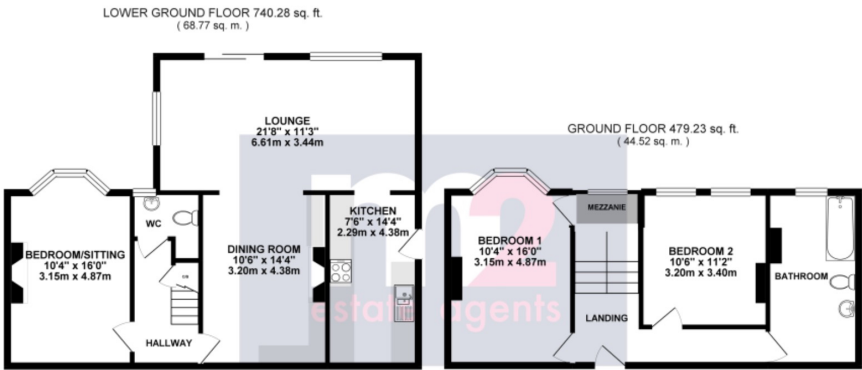
**569 Caerleon Road, Newport. NP19 7LY**  
**£230,000**  
**Tenure Freehold**

- OFFERS IN THE REGION OF £230,000
- SPACIOUS SEMI DETACHED FAMILY HOME
- 2/3 BEDROOM
- LARGE LOUNGE OPENING TO GARDEN
- DINING ROOM
- KITCHEN
- BEDROOM 3 / SITTING ROOM
- BATHROOM & SEPARATE W/C
- ENJOYING VIEWS OVER THE RIVER USK & CAERLEON
- NO CHAIN

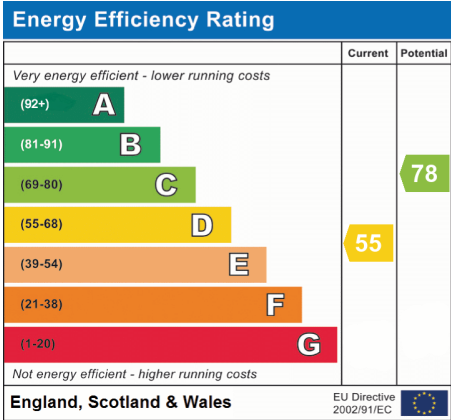
**\*NO CHAIN!! SPACIOUS, 2/3 BEDROOM, SEMI DETACHED HOUSE WITH LARGE LOUNGE, DINING ROOM, KITCHEN, OFF ROAD PARKING, BEAUTIFUL VIEWS OVER THE RIVER USK WITH EASY ACCESS TO JUNCTION 25 OF THE M4\***

A spacious semi detached period home enjoying views over the river Usk towards Caerleon and offering good family accommodation. The property lies within easy access of junction 25 of the M4 and benefits from a good size garden and parking to the rear continuing down to the river. In brief the accommodation comprises: To the ground floor: An entrance hall/landing leads to 2 bedrooms, both having views to the rear and a family bathroom. The master bedroom having a bay window and access to a mezzanine over looking the main stair case leading to the lower ground floor. To the lower ground floor: A hallway with cloakroom/w.c off. Bedroom 3/sitting room has a bay window to rear and original fireplace. The dining room benefits from built in storage to alcoves and a study desk with open arch leading to a spacious lounge having wooden floor and patio doors to the rear. A kitchen leads from the lounge and is fitted with an extensive range of wall & base units, built in oven & hob. Outside: to the front: A communal walkway from Caerleon Road leads to all properties. To the rear a garden laid to lawn with seating area enjoys extensive views with central steps to a further garden across a right of way to a hardstanding providing parking and continuing down to the river.

Services:  
Council Tax Band:



TOTAL FLOOR AREA: 1219.51 sq. ft. (113.30 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Viewpoint 2023



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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