



**32 Goldcroft Common, Caerleon, Newport.
NP18 1NG
£335,000
Tenure Freehold**

- **STUNNING RENOVATED COTTAGE**
- **2 BEDROOMS**
- **OPEN PLAN KITCHEN/DINING/LIVING ROOM**
- **STYLISH FIRST FLOOR BATHROOM**
- **UTILITY ROOM/W.C.**
- **WOOD BURNER WITH EXPOSED STONE CHIMNEY BREAST**
- **ENCLOSED REAR GARDEN**
- **NO CHAIN**

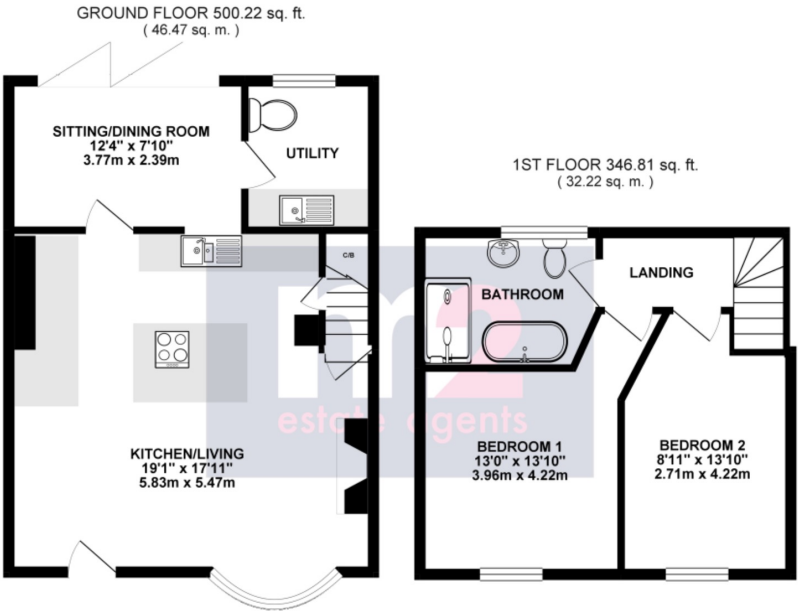
NO CHAIN!! STUNNING, FULLY RENOVATED CHARACTER COTTAGE IN THE HEART OF CAERLEON VILLAGE WITH 2 DOUBLE BEDROOMS, OPEN PLAN KITCHEN/LIVING/DINING ROOM, UTILITY ROOM, W.C, STYLISH FIRST FLOOR BATHROOM & ENCLOSED REAR GARDEN

An attractive stone fronted mid terrace cottage situated in this sought after location, fronting Goldcroft Common in the heart of Caerleon village, within walking distance to all local amenities, shops, pubs, restaurants, bus stops and schools.

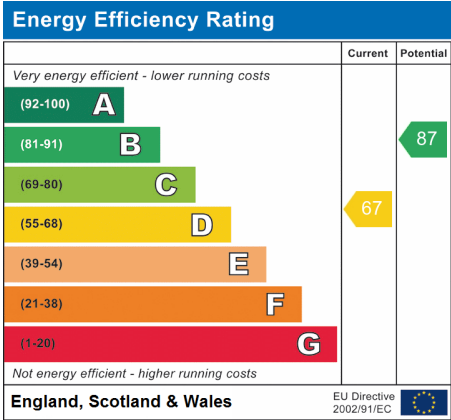
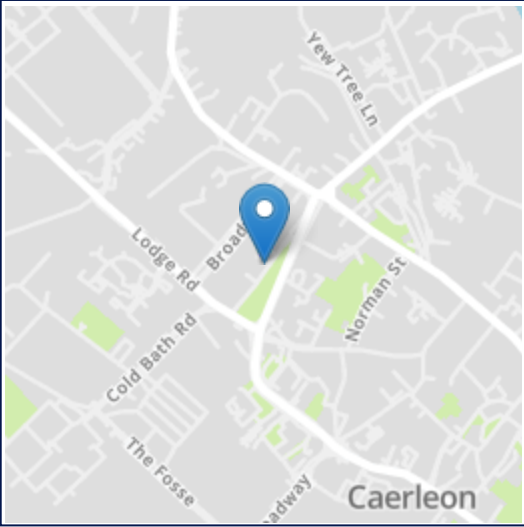
The property has recently benefited from extensive renovation throughout and is now presented in a contemporary style comprising: A superb open plan lounge with bay window & wood burner having engineered wooden floor extending to a contemporary kitchen fitted with a wide range of integral appliances including steam oven, fridge and boiling tap. A large central island benefits from a hob with inbuilt extractor. Leading from the kitchen, a good size dining room benefits from bi-folding doors to the rear garden. A slate effect tiled floor extends to the utility room/ground floor w/c. To the first floor: A landing leads to two double bedrooms and a recently fitted art deco style bathroom with freestanding bath, oversized shower cubicles and period style tiled walls. Outside: To the front: A forecourt laid with cotswold stone enclosed by walling with wrought iron balustrade. To the rear: A patio area leads on to a level garden laid mainly to lawn enclosed by walling.

The property further benefits from a gas combi boiler and is offered for sale with no onward chain

Services:
Council Tax Band:
F



TOTAL FLOOR AREA : 847.03 sq. ft. (78.69 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
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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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