



**51 Old Hill Crescent, Christchurch, Newport.
NP18 1JL
£575,000
Tenure Freehold (to be confirmed)**

- SPACIOUS DETACHED PROPERTY
- EXCELLENT FAMILY ACCOMMODATION OVER 3 LEVELS
- ENTRANCE PORCH & HALLWAY
- LOUNGE OPEN TO DINING ROOM & GARDEN
- 3/4 BEDROOMS
- STUDY
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY SEPARATE W/C
- BATHROOM & EN-SUITE SHOWER ROOM
- SUPERB GARDENS WITH FAR REACHING VIEWS

A SPACIOUS DOUBLE FRONTED DETACHED FAMILY HOME OFFERING VERSATILE ACCOMMODATION OVER 3 LEVELS AND OCCUPYING SUPERB GARDENS ENJOYING VIEWS OVER CAERLEON AND BEYOND THE PROPERTY OCCUPIES A GOOD SIZE CORNER PLOT LYING WITHIN EASY ACCESS OF JUNCTION 24 M4, THE CELTIC MANOR AND CAERLEON VILLAGE.

In brief the accommodation comprises:

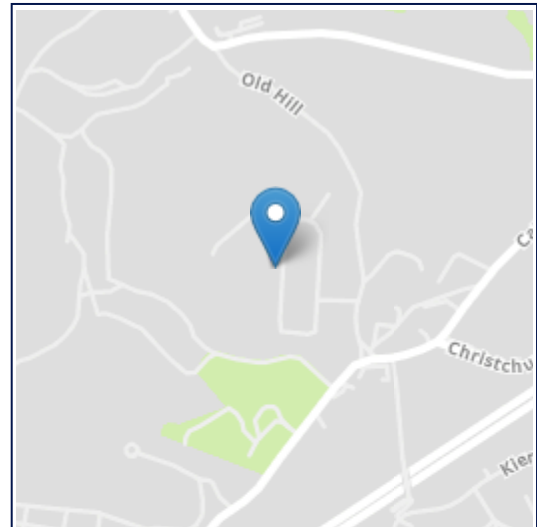
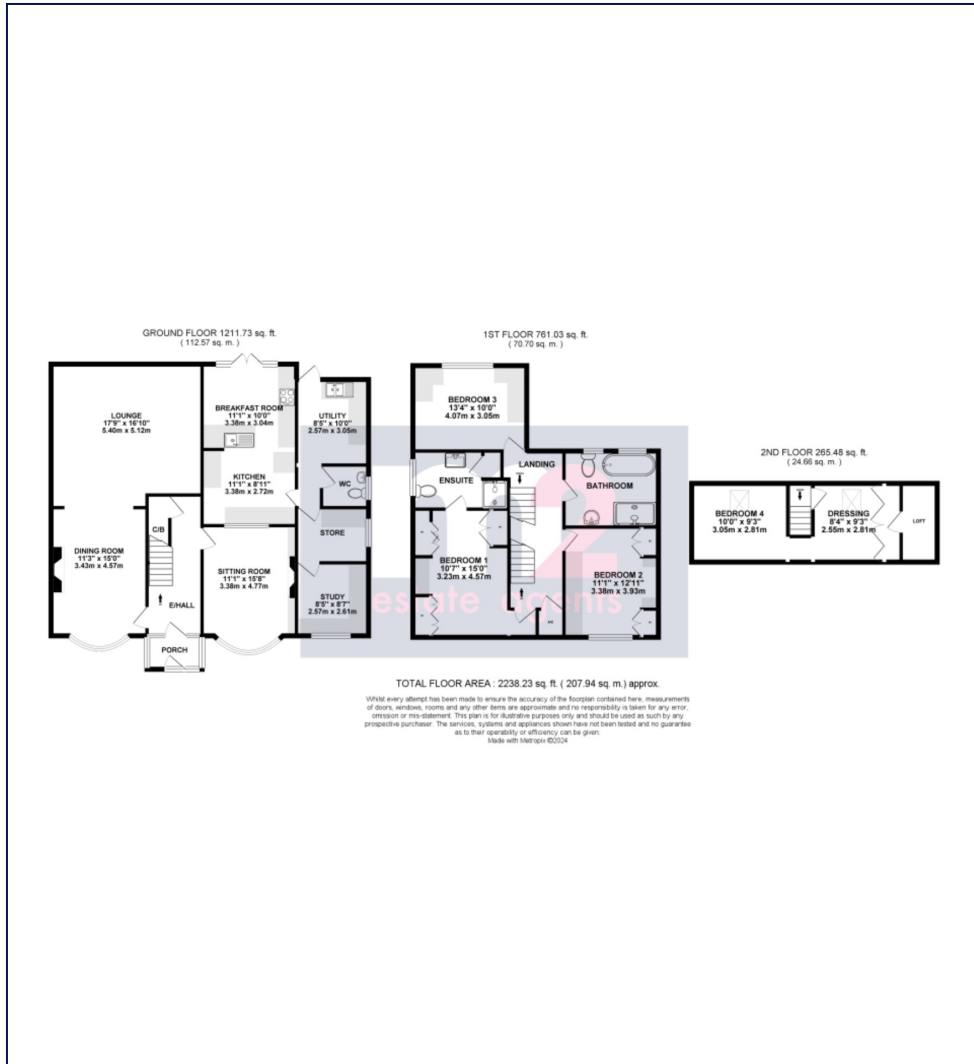
To the ground floor: an entrance porch and hallway with stairs to the first floor. A sitting room benefits from a bay window to front with built in storage to alcoves. The spacious lounge enjoys an outlook over the rear garden and opens to the dining room with bay window. A bright kitchen breakfast room again enjoys an outlook over the rear garden and is fitted with an extensive range of wall and base units, integral appliances, peninsula island with inset sink. An inner hallway leads from the kitchen to a study, store, w.c and utility room

To the first floor: a gallery landing leads to 3 double bedrooms, 2 having built in wardrobes the master a good size en suite with views, a superb family bathroom benefits from bath, oversized shower and fully tiled walls. To the 2nd floor: A dressing area with built in wardrobes and access to loft, leading to a bedroom having Velux to rear (purchasers should note the loft conversion was carried out in excess of 50 years ago would not comply with current Building Regulations).

Outside: to the front: a paved forecourt & drive provides parking, easily maintained flower beds laid with stone. Side accesses via gates. To the rear: a full width sun terrace leads on to a well-kept garden laid to lawn over 2 levels with central pathway to a block built shed, a summer house with patio enjoys extensive views over Caerleon.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	63	74
England, Scotland & Wales	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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