

## The Bungalow, Yew Tree Lane, Caerleon, Newport. NP18 1LL

£250,000

Tenure Freehold

- PLOT WITH PLANNING PERMISSION FOR FOUR BED DETACHED HOME
- TWO RECEPTION ROOMS
- KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM AND PANTRY
- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM
- BEDROOM TWO WITH EN-SUITE
- DOUBLE GARAGE WITH LOFT SPACE ABOVE

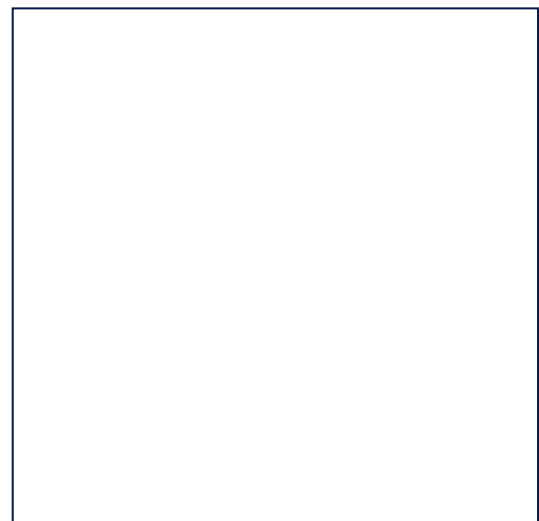
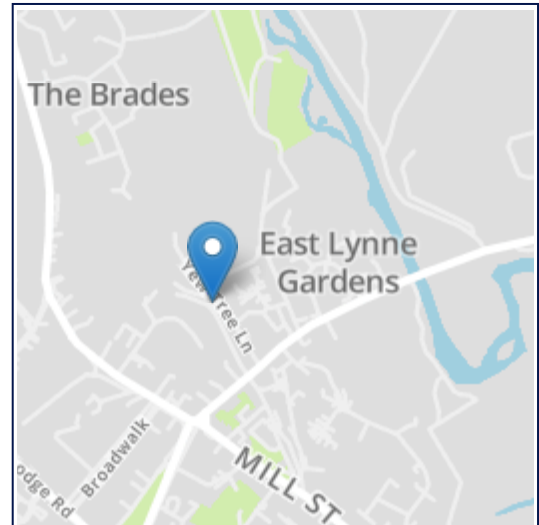
Level plot with planning permission for a four bedroom detached family home, situated in Caerleon. The approved plans would provide accommodation comprising lounge, study, large family kitchen/dining/family room, utility room & pantry, and cloakroom to the ground floor, with master bedroom with en-suite and dressing room, three further bedrooms, one with en-suite, and family bathroom to the first floor. The property will also benefit from a double garage with storage room above and garden.

This level plot is situated on Yew Tee Lane, Caerleon, within walking distance to the centre of the village with all the amenities that the village has to offer and local schools. The Plot benefits from full planning permission with building regulations. All mains services on site are: Mains water, Mains gas, mains electric, mains sewerage, and is a secure site with Herrs Fencing.

Services:

Council Tax Band:

# AWAITING FLOORPLAN



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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