



3 Cherry Tree Close, Caerleon, Newport.

NP18 1LJ

£325,000

Tenure Freehold

- **FULLY RENOVATED DETACHED HOUSE**
- **3 BEDROOMS**
- **KITCHEN / BREAKFAST / FAMILY ROOM**
- **SPACIOUS LIVING ROOM**
- **STUNNING BATHROOM**
- **FIRST FLOOR W/C**
- **GARAGE & PARKING FOR MULTIPLE VEHICLES**
- **UTILITY ROOM**
- **LEVEL REAR GARDEN**
- **GAS COMBI BOILER & UPVC DOUBLE GLAZING**

****GUIDE PRICE £325,000 - £340,000** *NO CHAIN!! FULLY RENOVATED!! 3 BEDROOM, DETACHED FAMILY HOME WITH KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUNNING BATHROOM, W/C, LARGE LOUNGE, LEVEL GARDENS, GARAGE & LARGE DRIVEWAY WITHIN WALKING DISTANCE TO CAERLEON VILLAGE***

Situated off the Usk road within a quiet cul da sac of only three houses yet walking distance to Caerleon Village with its variety of shops, pubs, restaurants & Schools is this stunning fully refurbished 3 bedroom detached family home.

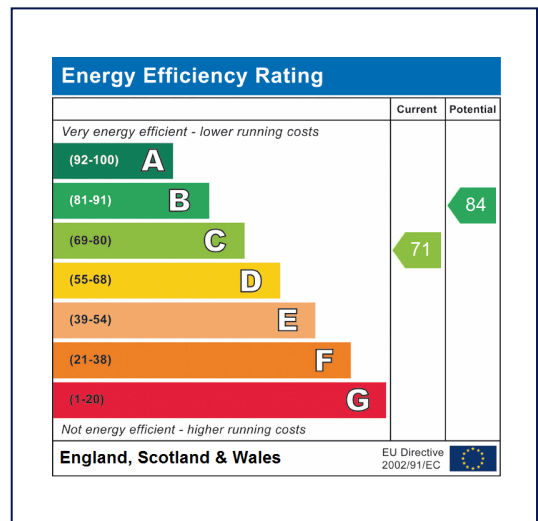
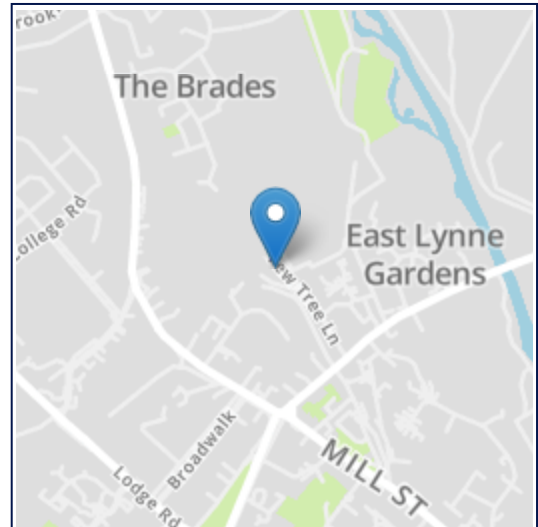
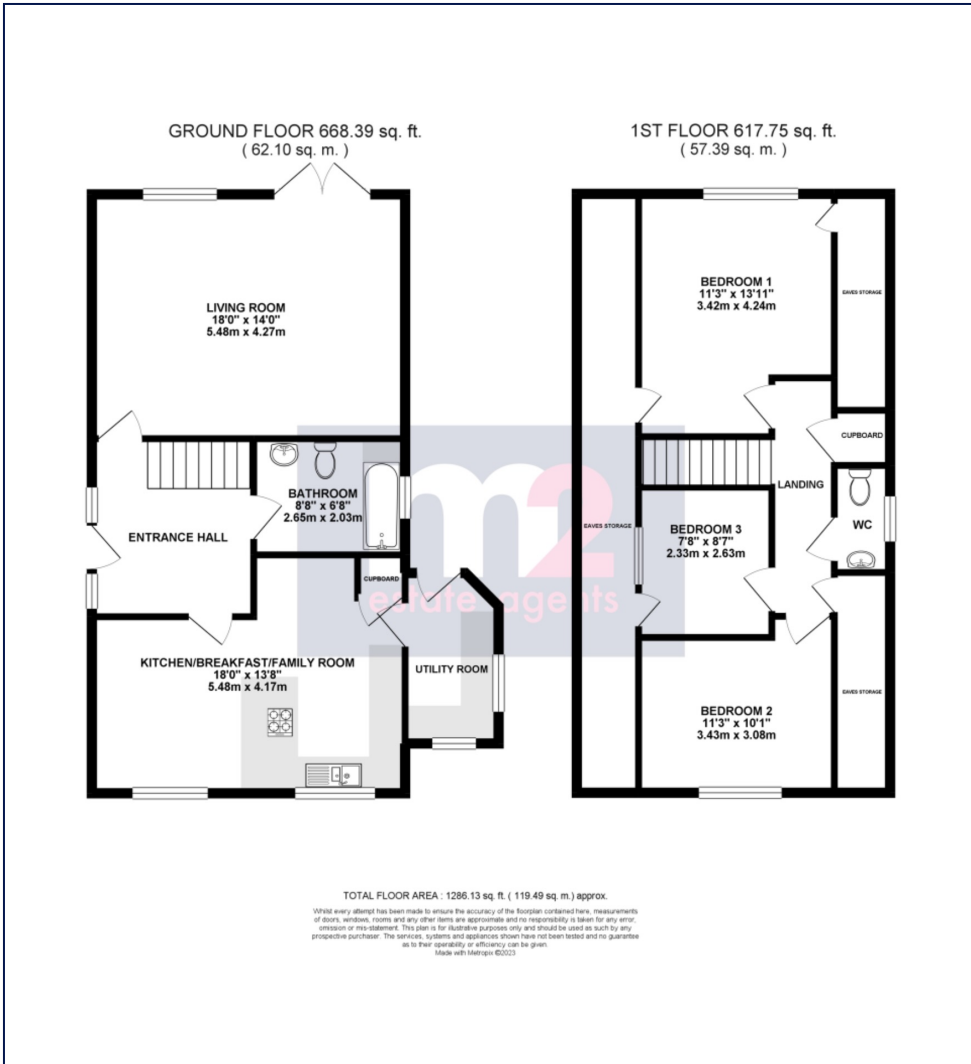
No expense has been spared on this refurbishment and viewing comes highly advised by the agents. In brief the accommodation briefly comprises to the ground floor: Spacious entrance hallway with doors off to a beautiful kitchen/breakfast/family room, utility room, large living room and stunning bathroom. On the first floor are three good size bedrooms, a w/c and ample storage, further doors lead to eaves storage on both sides. Outside, a private lane leads to the three houses with ample parking for multiple vehicles, a single garage is located in a block. The rear garden is a good size level space mainly laid to lawn with lovely views.

The property further benefits from having a new heating system, new electrics, plastered throughout, insulation in the eaves and much much more.

EPC Rating: C.

Services:

Council Tax Band:



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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