



**Glen View, Ponthir Road, Caerleon, Newport.
NP18 3NW
£340,000
Tenure Freehold**

- SPACIOUS SEMI DETACHED PERIOD HOME
- ENJOYING FINE VIEWS OVER THE USK VALLEY FROM THE REAR
- REQUIRING SOME UPDATING
- ENTRANCE HALL
- LOUNGE WITH BAY WINDOW & SEPARATE DINING ROOM
- KITCHEN OPENING TO BREAKFAST ROOM
- 3 BEDROOMS
- BATHROOM & SEPARATE W/C
- DRIVEWAY & GARAGE

A rare opportunity to acquire a spacious semi detached period home, requiring updating. Situated on the edge of Caerleon village and enjoying fine views from the rear towards the Usk valley. The property benefits from many period features and occupies a generous plot having driveway, garage and good size rear garden.

The entrance hall with original staircase to the first floor, has a storage cupboard beneath.

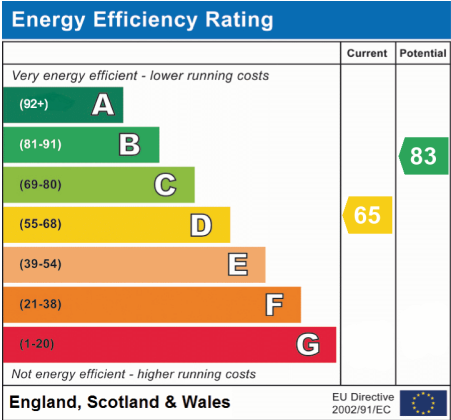
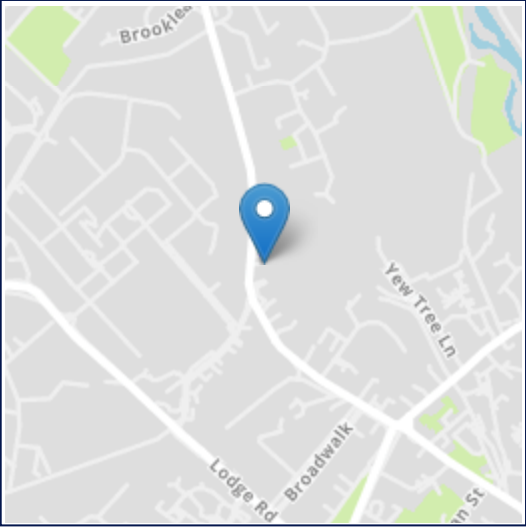
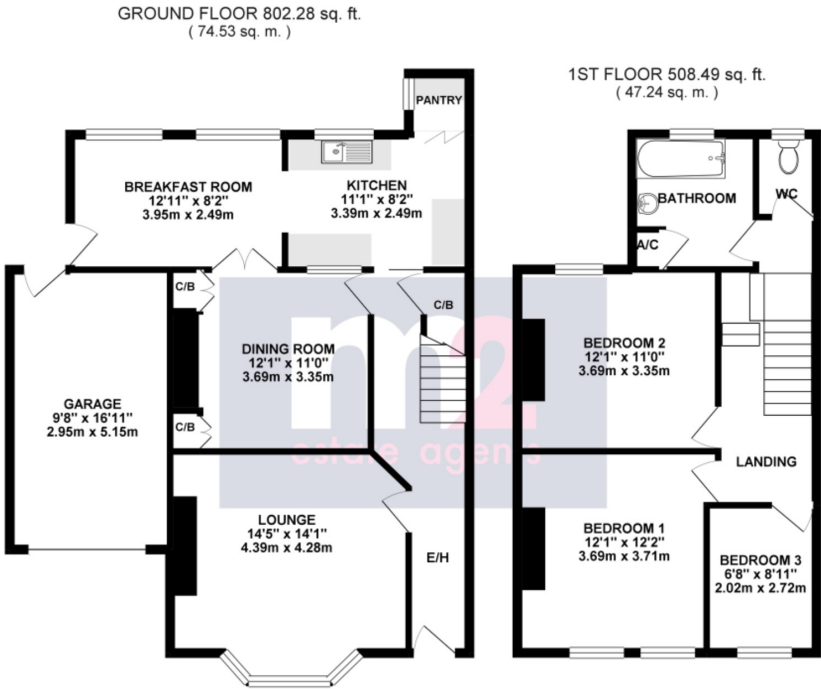
The bay window of the lounge enjoys an outlook to the front, feature fire place & cornice to ceiling. The separate dining room has original cabinets to alcoves with French doors opening to the breakfast room. Overlooking the rear garden and beyond the breakfast room opens to the kitchen with an original pantry.

A split level landing currently provides a study area and leads to 3 bedrooms, bathroom and separate w/c.

The lawned front garden is enclosed by hedging with the driveway to the side, leading to the attached single garage. Pathways extend to the main entrance and side access. Fully enclosed the rear garden features a patio area with open views, garden laid mainly to lawn having bordering beds and pathway's, green house to one side.

The property further benefits from gas fired central heating via a modern combination boiler and is offered for sale with no onward chain.

Services:
All mains services connected.
Council Tax Band:
D



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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