



4 Elder Close, Caerleon, Newport. NP18 3RD
Guide Price £170,000
Tenure Freehold

- SUPERBLY PRESENTED END OF TERRACE
- DOUBLE BEDROOM WITH WARDROBE
- REFITTED BATHROOM
- LOUNGE
- IDEAL PURCHASE FOR FIRST TIME BUYER / INVESTOR

- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CONSERVATORY/UTILITY
- ENCLOSED REAR GARDEN
- EASY ACCESS OF CAERLEON VILLAGE & M4
- COMMUNAL PARKING

Superbly presented and upgraded, end of terrace property situated on this highly popular development within easy access to Caerleon village and river walks via the cycle path. Caerleon village offers an array of amenities including pubs, coffee bars, restaurants, shops and schools. Ideally located for the Celtic Manor, junction 24 of the M4 for both Cardiff & Bristol and the mainline station in Newport.

A communal parking area leads to the front of the house, with a pathway extending to the main entrance and gated side access to the rear.

A good size lounge with stairs to first floor is open to the modern kitchen/breakfast room with built in appliances and patio doors the conservatory. Overlooking the garden the conservatory is ideal as a dining area and features plumbed space for a washing machine and tumble dryer. A door opens to the garden.

Upstairs the landing with large airing cupboard leads to the double bedroom with built in double wardrobe and storage cupboard. A modern refitted bathroom benefits from a shower over bath, vanity sink unit and w/c.

Fully enclosed by fencing, the rear garden features a raised decked area and lawn with paved and gravel path leading down the side of the house back to the main entrance.

Services:

Mains electric, water and drainage.

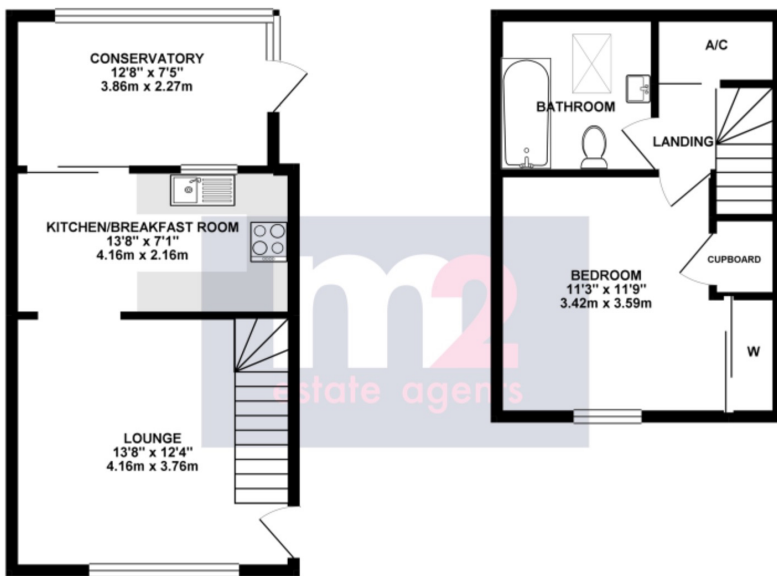
Council Tax Band:

Band C

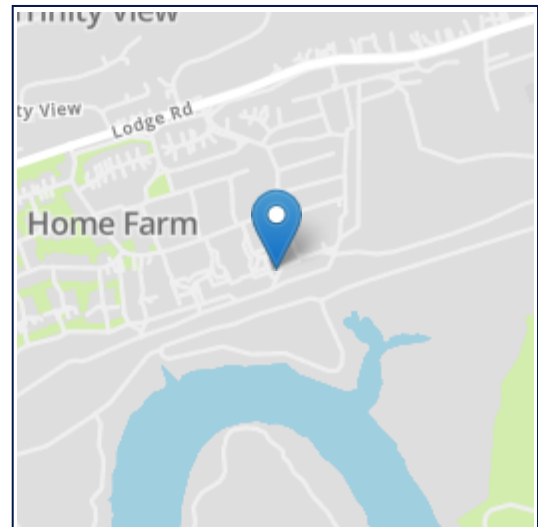


GROUND FLOOR 359.00 sq. ft.
(33.35 sq. m.)

1ST FLOOR 264.76 sq. ft.
(24.60 sq. m.)



TOTAL FLOOR AREA: 623.76 sq. ft. (57.95 sq. m.) approx.
 Whilst every effort 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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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