



**475 Caerleon Road, Newport. NP19 7LX**  
**£220,000**  
**Tenure Freehold**

- IN NEED OF A LITTLE UPDATING
- SEMI DETACHED HOUSE
- 3 BEDROOMS
- LIVING ROOM WITH BALCONY
- FIRST FLOOR BATHROOM

- SITTING / DINING ROOM
- UNDER HOUSE STORAGE
- GOOD SIZE REAR GARDEN
- NO CHAIN
- SENSIBLE OFFERS CONSIDERED

**\*IN NEED OF UPDATING! SENSIBLE OFFERS CONSIDERED! 3 BEDROOM, SEMI DETACHED HOUSE WITH LIVING ROOM & BALCONY ENJOYING BEAUTIFUL VIEWS, DINING ROOM, KITCHEN, FIRST FLOOR BATHROOM, DRIVEWAY, REAR GARDEN WITH UNDER HOUSE STORAGE, CLOSE TO JUNCTION 25 OF THE M4\***

Although requiring updating this 3 bedroom semi detached house enjoys superb views over the river Usk & Caerleon from the rear. The property is a short distance from junction 25 of the M4 and well known local schools.

The property offers ideal family accommodation briefly comprising: To the Ground floor: An Entrance Hall with stairs to the first floor, doors lead to the sitting room with bay window to front, the living room enjoys superb view over the river Usk & Caerleon from the balcony. The Kitchen is also accessed from the Hallway and benefits from a range of wall & base units. First floor: A spacious landing leading to all three bedrooms and a family bathroom.

Outside: To the front: A driveway provides parking to the side, with steps down to the front door. To the rear: An enclosed garden with large patio area, lawn and handy storage under the house.

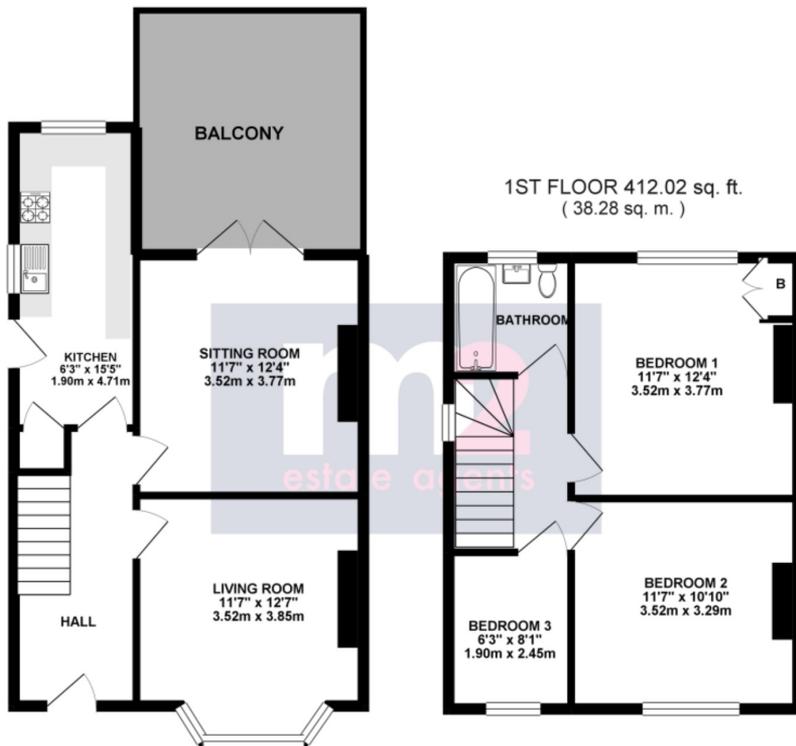
The property further benefits from having a gas combi boiler and double glazing throughout.

Services:

Council Tax Band:

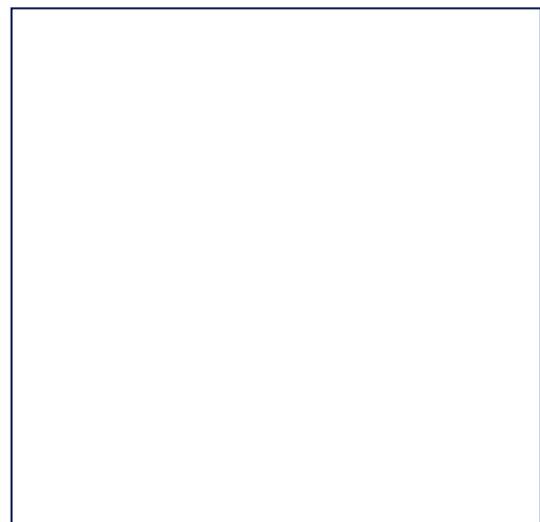
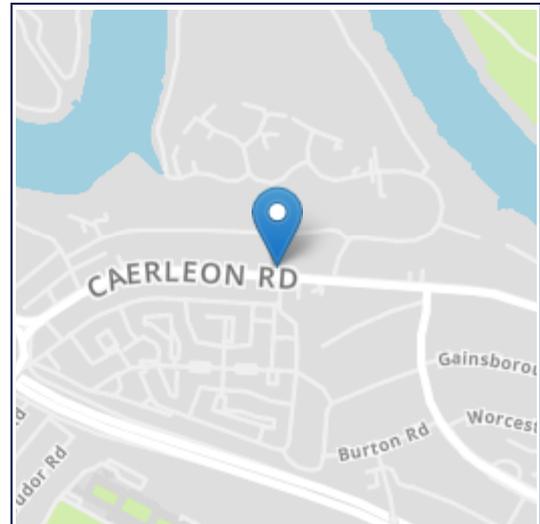


GROUND FLOOR 464.21 sq. ft.  
( 43.13 sq. m. )



TOTAL FLOOR AREA: 876.23 sq. ft. ( 81.40 sq. m. ) approx.

Whilst every attempt 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for 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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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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