



5 Broadwell Court, Caerleon, Newport. NP18

1LH

£325,000

Tenure Freehold

- CAERLEON VILLAGE LOCATION
- WELL PRESENTED MID TERRACE HOUSE
- RENOVATED TO A HIGH STANDARD
- 3 BEDROOMS
- L SHAPED LOUNGE
- DINING ROOM
- GROUND FLOOR W/C & FAMILY BATHROOM
- REFITTED KITCHEN
- GARAGE IN A BLOCK

RENOVATED, 3 BEDROOM HOUSE IN THE HEART OF CAERLEON VILLAGE WITH REFITTED KITCHEN, LOUNGE, DINING ROOM, GROUND FLOOR W/C, FIRST FLOOR BATHROOM, EASILY MAINTAINED FRONT & REAR GARDENS WITH GARAGE IN NEARBY BLOCK

An exceptionally well maintained mid terrace house situated in Caerleon village within easy access of an extensive range of amenities. The property has been renovated by its present owners to an exceptional standard and benefits from a superb modern Kitchen opening to a good size dining room with French doors to the rear.

Further accommodation includes: An entrance porch with wc off. The L shaped lounge with bow window opens to the inner hallway and dining room. The refitted contemporary kitchen benefits from an extensive range of integrated appliances with corian work surfaces. A porcelain tiled floor extends to the dining room with French doors opening to the rear. A turned staircase with glass balustrade leads to a first floor landing with three bedrooms off all having built in wardrobes or storage. A family bathroom benefits from a corner shower & bath with splash back panelling. Outside: To the front: An easily maintained paved courtyard. To the rear: A seating area laid with stone, steps lead to a level garden enjoying a sunny aspect laid with astroturf enclosed by fencing.

Garage: Located in near by block.

Services:

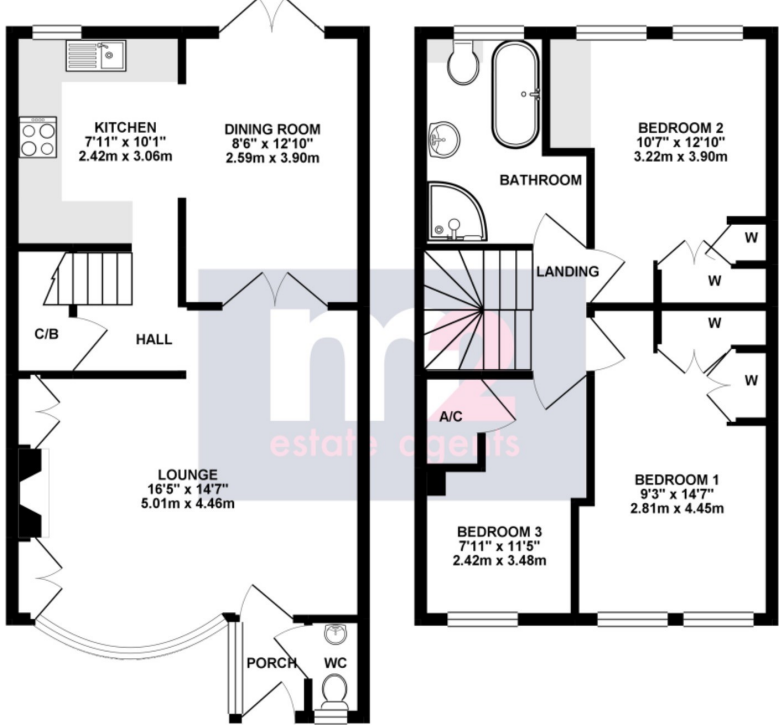
Council Tax Band:

E

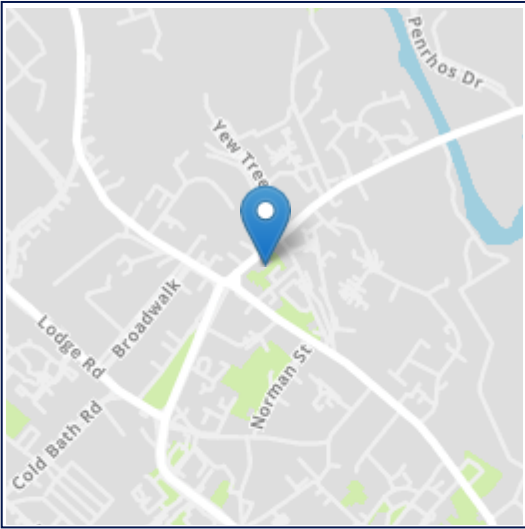


GROUND FLOOR 487.38 sq. ft.
(45.28 sq. m.)

1ST FLOOR 450.47 sq. ft.
(41.85 sq. m.)



TOTAL FLOOR AREA : 937.85 sq. ft. (87.13 sq. m.) approx.
While 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 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	
(69-80)	C	
(55-68)	D	
(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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