



14 Tadia Way, Caerleon, Newport. NP18 3PG
£385,000
Tenure Freehold

- NO CHAIN
- 4 DOUBLE BEDROOMS
- DETACHED HOUSE
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- KITCHEN / DINING ROOM
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- WALKING DISTANCE INTO THE SOUGHT AFTER CAERLEON VILLAGE

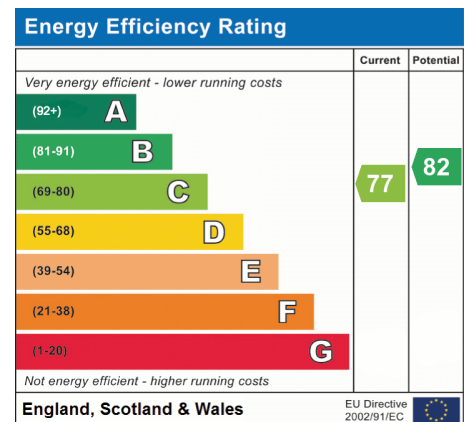
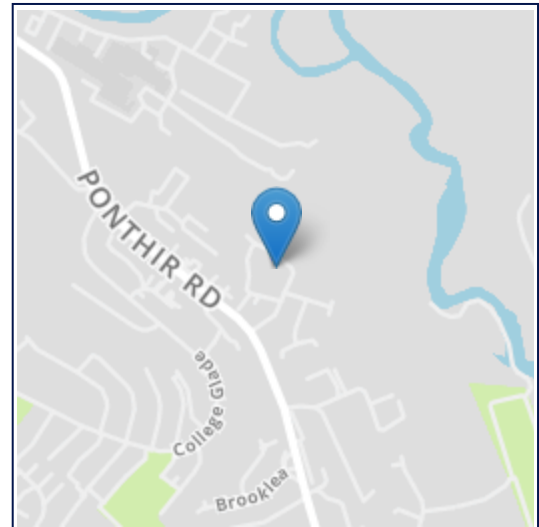
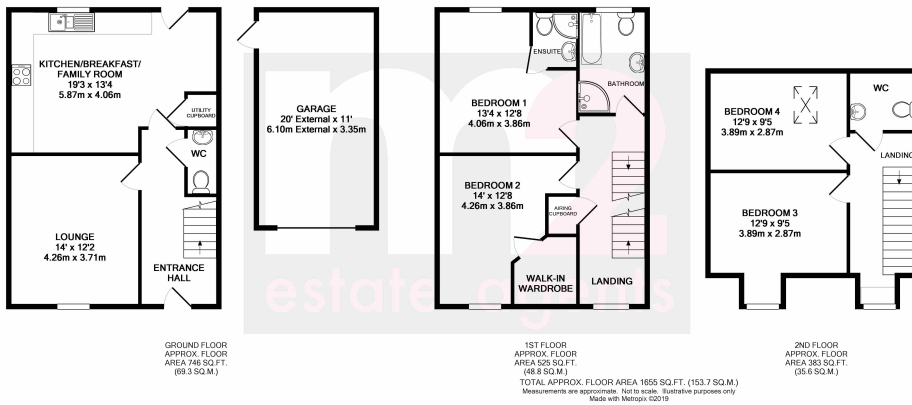
SITUATED OFF PONTNIR ROAD CLOSE TO ALL LOCAL AMENITIES, BUS ROUTES, SOUGHT AFTER SCHOOLS AND WITHIN WALKING DISTANCE TO CAERLEON VILLAGE THIS MODERN WELL-PRESENTED 4 DOUBLE BEDROOM DETACHED PROPERTY OFFERS EXCELLENT FAMILY ACCOMMODATION OVER 3 LEVELS AND BENEFITS FROM A LONG DRIVEWAY, DETACHED GARAGE & LANDSCAPED REAR GARDEN.

In brief the property comprises, to the ground floor: an entrance hall, W/C, Good size Lounge, Large Kitchen/Dining/Family Room with integrated appliances opening to the rear garden.

To the first floor: 2 double bedrooms, en-suite shower room to the master bedroom, walk-in Wardrobe to bedroom 2, family bathroom. To the second floor: 2 further double bedrooms & WC.

Outside: a forecourt to the front with driveway extending to the side providing parking for numerous vehicle leading to a detached garage and to the rear: an enclosed garden with central lawn surrounded by paved pathways and seating areas gates provide access to the driveway and side access. The property further benefits from some of the latest energy efficient features including Solar Panels & Electric central heating and is offered for sale with NO ONWARD CHAIN.

Services:
Council Tax Band:
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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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (14 Tadia Way, Newport, NP18 3PG) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____