



**5 Twyn Oaks, Caerleon, Newport. NP18 1LY**  
**Offers Over £600,000**  
**Tenure Freehold**

- SUPERBLY PRESENTED FAMILY HOME
- ENTRANCE HALL & GROUND FLOOR WC
- GOOD SIZE LOUNGE OPENING TO GARDEN
- DINING ROOM
- SITTING ROOM/STUDY
- CONTEMPORARY EXTENDED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- 4 BEDROOMS
- MODERN EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- WELL MAINTAINED GARDENS, SUMMERHOUSE AND GARAGE

Occupying a corner plot on this select development of only 6 houses, this superbly presented detached family home lies within a short distance of Caerleon Village on the edge of the Usk Valley. The property has been occupied by its present owners from new and has benefited from an extension to the side providing a contemporary kitchen/breakfast room.

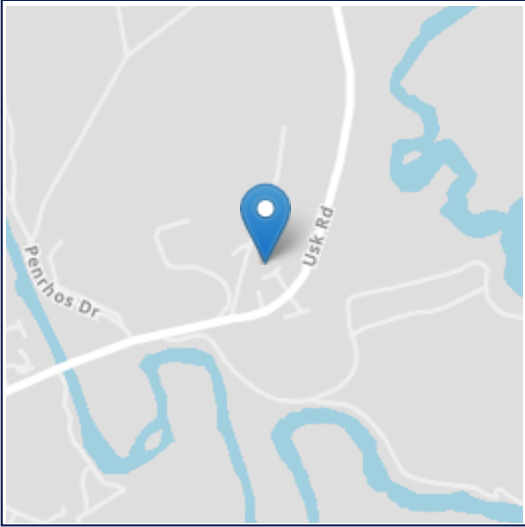
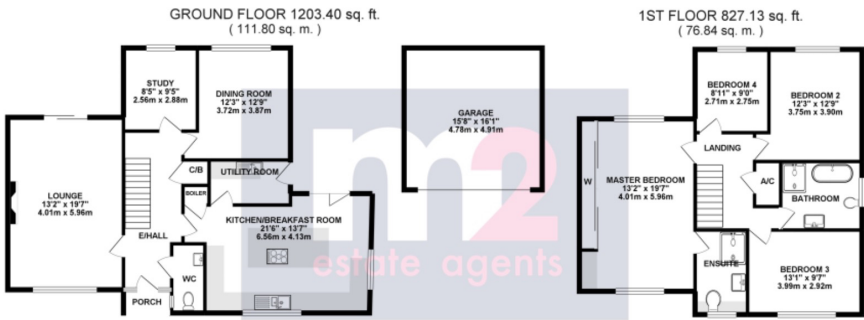
Ground floor entrance hall leading to lounge, kitchen, cloakroom, study/second sitting room, dining room and WC. The generous lounge with granite fire place and wood burner overlooks the rear garden as does the separate study/sitting room and dining room. A superb kitchen/breakfast room has been fitted in a contemporary style with a generous range of wall and base units extending to a large central island providing a seating area. Bi fold doors lead to the rear, useful utility room off.

Upstairs a galleried landing leads to 4 good size bedrooms the master having built in wardrobes and en-suite shower room with oversized rain shower, floating wash hand basin & wc. A contemporary family bathroom with double ended bath and separate shower serves the remaining bedrooms.

Outside a substantial driveway leads to a double garage, paved pathways extend through an easily maintained garden to the main entrance and side access. To the rear a private patio area with steps up to a mature garden laid mainly to lawn with shrubs. Enclosed by fencing with summerhouse and storage.

Services:  
Mains electric & water, oil central heating, private drainage via treatment plant

Council Tax Band:  
G



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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 5 Twyn Oaks, Newport, NP18 1LY ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_