



14 The Brades, Caerleon, Newport. NP18
3PS
£290,000
Tenure Freehold

- **GUIDE PRICE £290,000 - £310,000**
- **BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME**
- **3/4 DOUBLE BEDROOMS**
- **SPACIOUS LIVING ROOM**
- **REFITTED BATHROOM**
- **STUNNING LANDSCAPED REAR GARDEN**
- **CONSERVATORY**
- **CONVERTED GARAGE**
- **DOUBLE DRIVEWAY**
- **OWNED SOLAR PANELS GENERATING AN INCOME**
- **SOUGHT AFTER CAERLEON LOCATION**

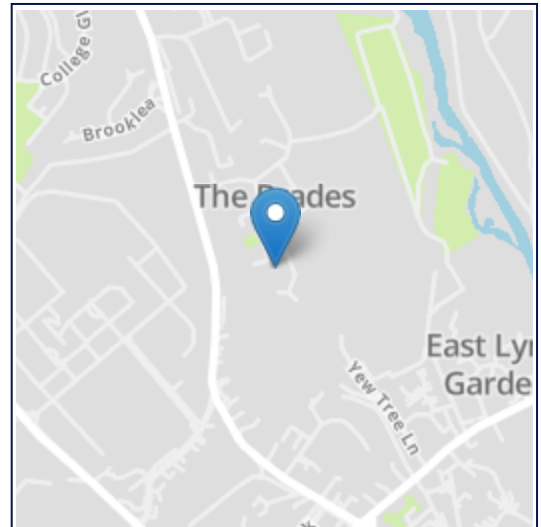
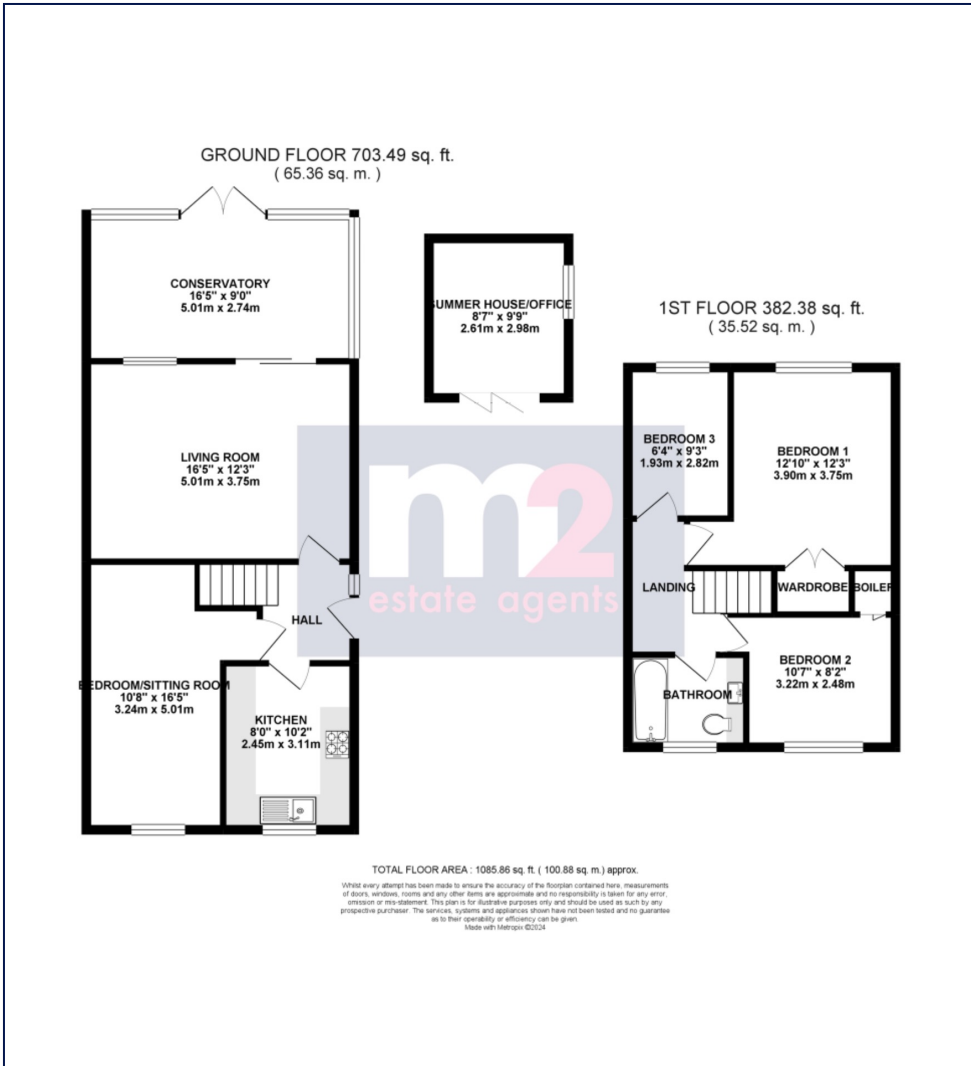
EXTENDED, 3/4 BEDROOM SEMI DETACHED HOUSE IN SOUGHT AFTER CAERLEON LOCATION WITH MODERN KITCHEN, LIVING ROOM, CONSERVATORY, REFITTED BATHROOM, STUNNING LANDSCAPED REAR GARDEN WITH SUMMERHOUSE/OFFICE & OWNED SOLAR PANELS GENERATING AN INCOME* GUIDE PRICE £290,000-£310,000

Situated in the sought after Caerleon area on the outskirts of Newport is this well presented 3/4 bedroom, semi detached house, close to all local amenities, sought after schools, shops, bus routes whilst also being close to the M4 making it perfect for commuting.

Offering well planned, extended living accommodation briefly comprising to the ground floor: Entrance Hall, modern kitchen, living room opening to a large conservatory. The converted garage is currently being used as Bedroom 4 but offers a good additional reception room. On the first floor: Three double bedrooms with fitted wardrobes to bedroom 1 and a refitted contemporary bathroom. Outside; To the front: A porcelain tiled double driveway providing off road parking with gated side access to the rear. To the rear, a good size landscaped rear garden with artificial grass and stunning porcelain tiled patio area with cedar wood cladding & shrubs. A brick built, fully insulated garden room currently being used as an office with electric, power, heating & bi-folding door.

The property further benefits from having upvc double glazing throughout, a newly fitted gas combi boiler, owned solar panels generating an income & viewing is highly advised by the agents.

Services:
Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	91 93
(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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