



**13 The Brades, Caerleon, Newport. NP18**  
**3PS**  
**£440,000**  
**Tenure Freehold**

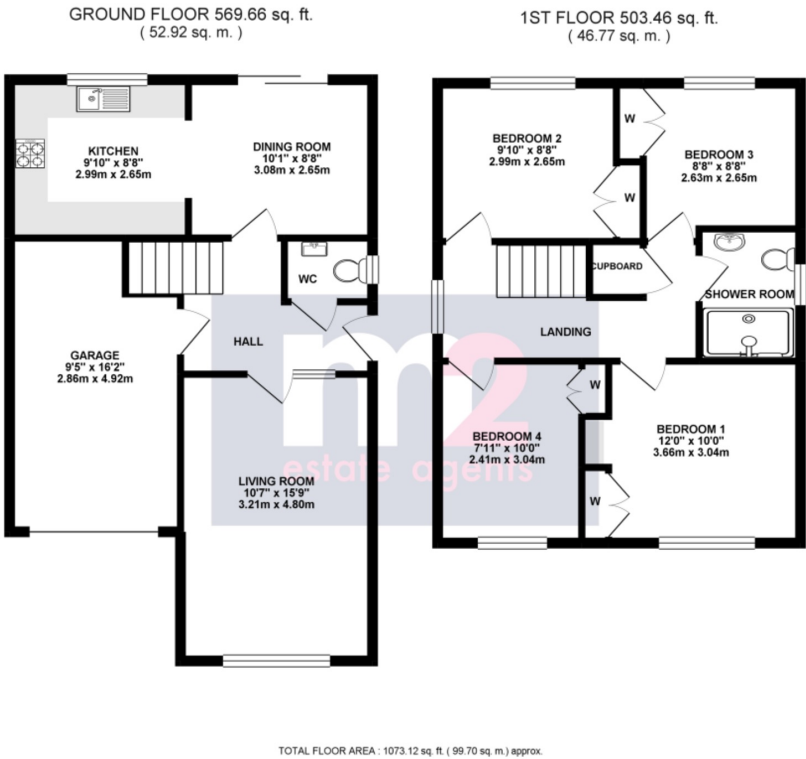
- DETACHED HOUSE IN SOUGHT AFTER LOCATION
- 4 DOUBLE BEDROOMS
- KITCHEN / DINING ROOM
- FULL PLANNING PERMISSION FOR LARGE EXTENSION
- LIVING ROOM
- GARAGE & DRIVEWAY
- NO CHAIN
- REFITTED SHOWER ROOM
- GROUND FLOOR W.C.
- GOOD SIZE LEVEL GARDEN



**\*NO CHAIN!! 4 BEDROOM, DETACHED HOUSE IN SOUGHT AFTER CAERLEON LOCATION WITH MODERN KITCHEN/DINING ROOM, LIVING ROOM, FIRST FLOOR BATHROOM, GROUND FLOOR W/C, LARGE REAR GARDEN, GARAGE, DRIVEWAY & PLANNING PERMISSION FOR LARGE DOUBLE STORY EXTENSION\***

Situated in the sought after Caerleon area on the outskirts of Newport is this well presented 4 bedroom, 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 living accommodation briefly comprising to the ground floor: Entrance Hall, w/c, kitchen/dining room, living room and internal door into the garage. On the first floor: Four double bedrooms all with fitted wardrobes and a refitted shower room. Outside; To the front: A resin double driveway providing off road parking leading to the garage with gated side access to the rear. To the rear, a good size level rear garden with artificial grass & real grass enclosed by walling. The property further benefits from having full planning permission for a large double story extension that would stunning family accommodation. Double glazing throughout, a gas combi boiler & viewing is highly advised by the agents

Services:  
Council Tax Band:  
E



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 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	63
(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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 13 The Brades, Newport, NP18 3PS ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

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

Date \_\_\_\_\_

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

Date \_\_\_\_\_