



**26 Clipper Close, Newport. NP19 7LL**  
**£399,950**  
**Tenure Freehold**

- MODERN DETACHED FAMILY HOME
- 4 BEDROOMS
- KITCHEN/DINING/FAMILY ROOM
- LIVING ROOM
- EN-SUITE & SHOWER ROOM
- GARAGE & EXTENSIVE PARKING
- OPEN VIEWS TOWARDS CAERLEON
- EASY TO MAINTAIN REAR GARDEN



**\*OFFERS INVITED!! BEAUTIFUL, 4 DOUBLE BEDROOM, DETACHED HOUSE WITH VIEWS TOWARDS CAERLEON, OPEN PLAN KITCHEN/DINING/FAMILY ROOM, LIVING ROOM, W/C, EN-SUITE, FAMILY SHOWER ROOM, GARAGE, EXTENSIVE PARKING WITH EASY ACCESS TO JUNCTION 25 OF THE M4\***

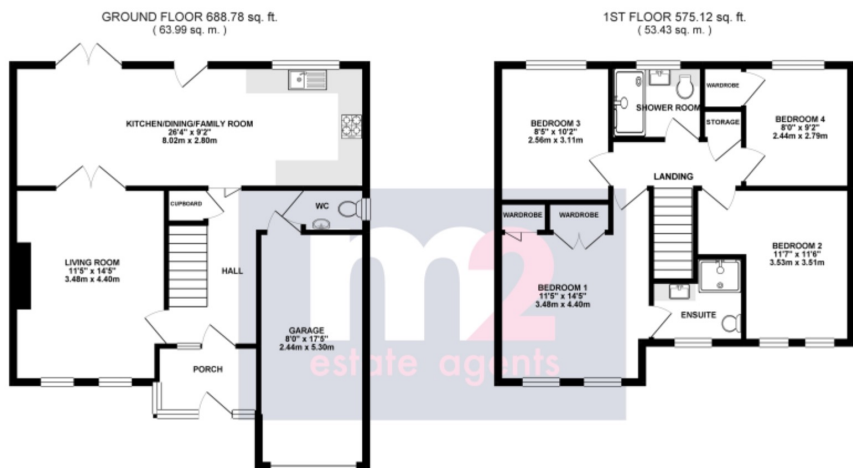
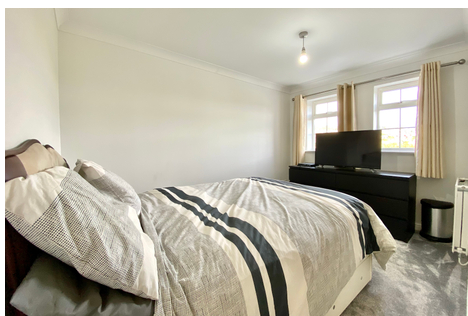
Situated off Caerleon Road in a popular, sought after area enjoying open views over the river Usk & Caerleon is this 4 double bedroom, detached family home. Located close to all local amenities, riverside walks, popular schools and bus routes whilst also having the easiest of access to junction 25 of the M4 making it ideal for commuting.

Occupying a good size plot, the property offers excellent family accommodation briefly described as follows, To the ground floor: An entrance porch opening to hall with stairs to first floor and ground floor w/c, a good size living room opens to a modern refitted kitchen/dining/family room breakfast room. To the first floor: The landing leads to 4 double bedrooms with built in wardrobes and en-suite shower room to the master. A family shower room serves the remaining bedrooms. Outside: a large parking area for numerous vehicles leads to a single garage (integral door with power & lighting) with lawn and uninterrupted views towards Caerleon, a gated pathway gives you side access to the rear garden. To the rear: A good size easily maintained patio area with raised flower beds enclosed by fencing.

The property further benefits from having a gas combi boiler, double glazing throughout and viewing is highly advised by the agents.

Services:

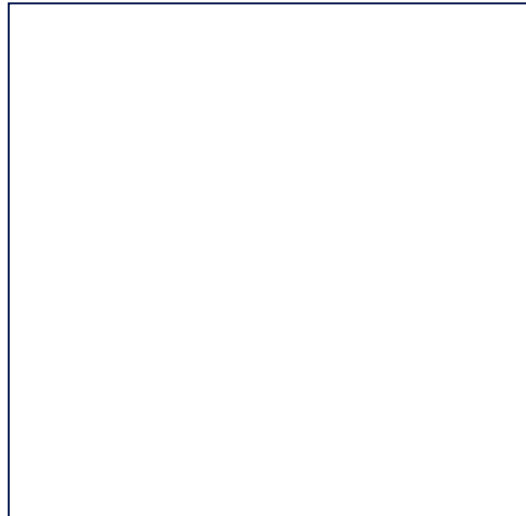
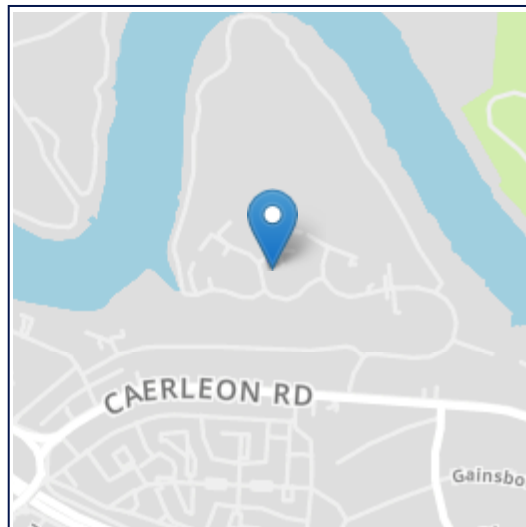
Council Tax Band:



TOTAL FLOOR AREA: 1263.91 sq. ft. (117.42 sq. m.) approx.

Whilst every effort 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 here have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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