



2 Eastfield View, Caerleon, Newport. NP18
3FR
£240,000
Tenure

- EXTENDED SEMI DETACHED PROPERTY OCCUPYING A GENEROUS CORNER PLOT.
- ENJOYING A PLEASANT OPEN VIEWS FROM THE FRONT
- ENTRANCE HALL/SEATING AREA
- LOUNGE WITH PICTURE WINDOW TO FRONT
- KITCHEN/BREAKFAST ROOM
- REFITTED BATHROOM
- THREE BEDROOMS
- GARDENS TO FRONT AND REAR
- ATTACHED GARAGE/UTILITY AND PARKING

Occupying a generous corner plot and enjoying far-reaching views over the local green towards Caerleon and beyond, this extended dormer-style, semi-detached property offers good family accommodation and lies within the access of renowned local schools.

In brief, accommodation comprises:

To the ground floor: an entrance porch and seating area with doors to the front and rear, access to the garage.

An inner hallway leads to a good-size lounge, currently used as a bedroom, with a full-height picture window to the front, enjoying an open aspect, a feature fireplace.

The kitchen and breakfast room are fitted with an extensive range of wall and base units, having ample space for a table and overlooking the rear garden.

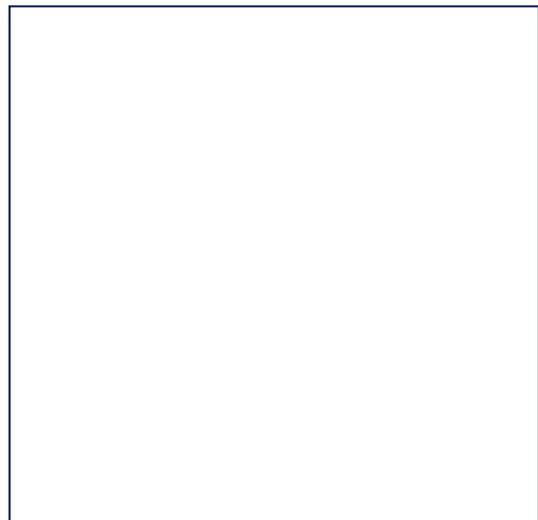
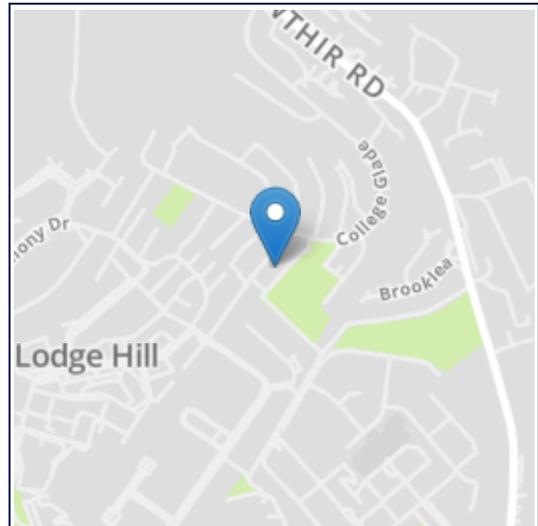
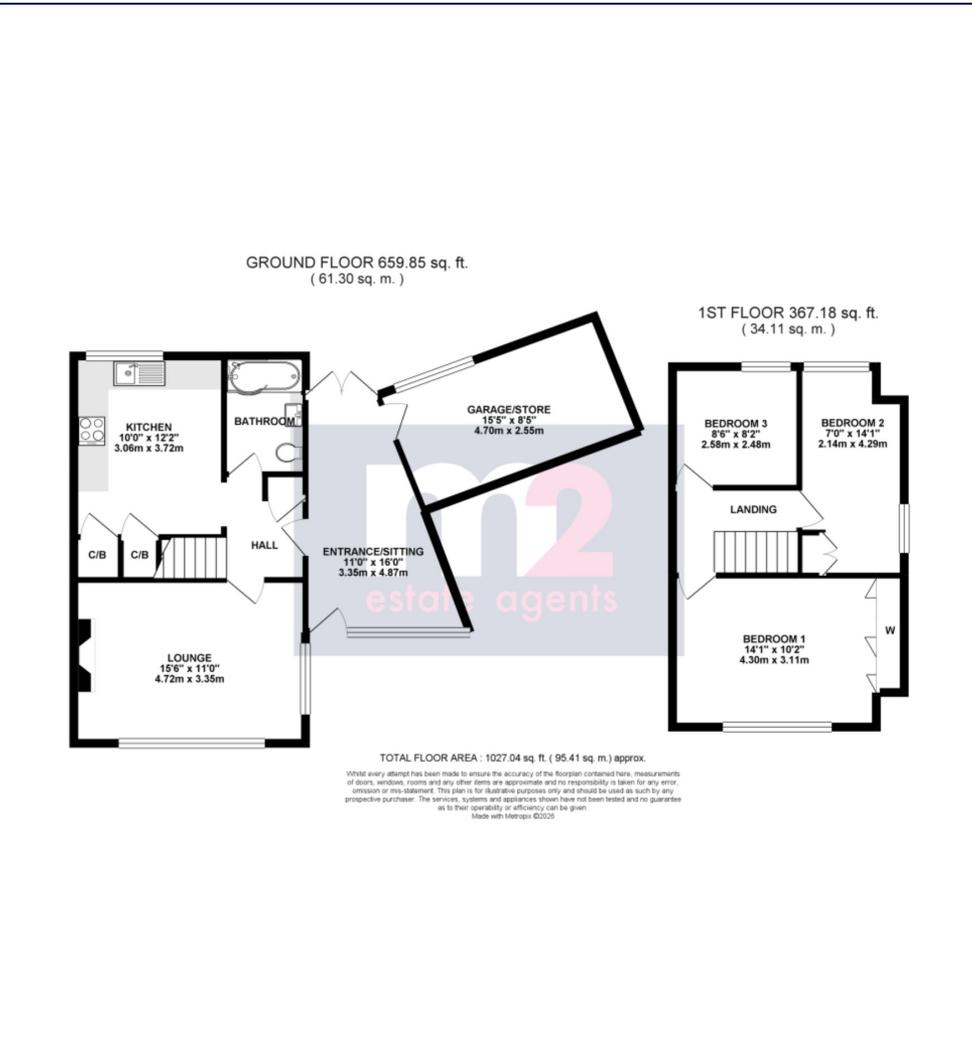
A modern bathroom is fitted with a P-shaped bath, having a rain shower and wand over, storage cabinets, and fully tiled effect walls.

To the first floor: a landing leads to three bedrooms, the good-size master having views over Caerleon and the Usk Valley.

Outside: the property occupies a good-size corner plot with parking to the side, lawned garden, and a seating area to the front enclosed by hedging and fencing.

To the rear: a patio area with steps up to a further seating area and a private lawned garden enclosed by mature hedging.

An attached garage has been boarded and lined with a garage door in situ, providing a storage and utility area.



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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Are Correct

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Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____