



**33 Caerau Road, Newport. NP20 4HL**  
**£450,000**  
**Tenure Freehold**

- BEAUTIFULLY PRESENTED PERIOD PROPERTY
- EXCELLENT MULTI GENERATIONAL ACCOMMODATION OVER 3 LEVELS
- 4/5 DOUBLE BEDROOMS
- STUNNING 25FT KITCHEN/DINING/FAMILY ROOM
- LARGE LOUNGE/ DINING ROOM
- EN-SUITE SHOWER ROOM & FAMILY BATHROOM
- POSSIBLE SELF CONTAINED GROUND FLOOR APARTMENT
- DRIVEWAY & GOOD SIZE REAR GARDEN
- CONVENIENT CENTRAL LOCATION
- NO CHAIN

**\*NO CHAIN! BEAUTIFUL PERIOD PROPERTY, RENOVATED TO A HIGH STANDARD, 4/5 BEDROOMS, STUNNING 25ft KITCHEN/DINING/FAMILY ROOM, EN-SUITE, FAMILY BATHROOM, POSSIBLE SELF CONTAINED APARTMENT, CENTRAL LOCATION, VIEWING ADVISED\***

A recently renovated semi detached period home offering spacious, multi generational family accommodation over 3 levels with the option of a self contained 1 bedroom garden apartment. The property lies within walking distance of the city centre, Newport Central Railway Station, excellent motorway connections and is offered for sale with the benefit of no chain.

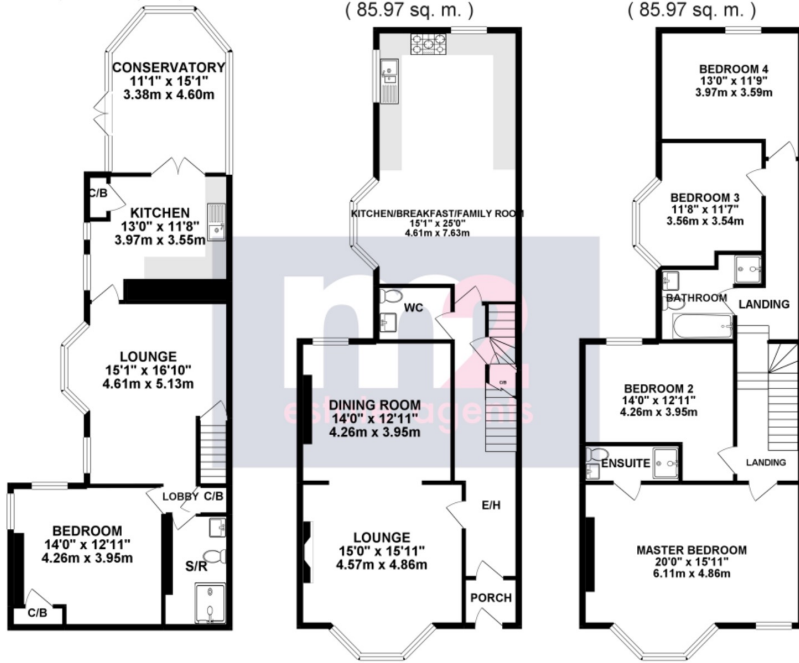
Retaining many original features the accommodation comprises: To the ground floor: A porch with stain glass door leads to the entrance hall having stairs to first floor, lower ground floors and a period cloakroom/wc. The large lounge with bay window, feature fire place and cornice opens to the dining room. A stunning 25ft kitchen/breakfast/family room has a bay window to side and has been recently refitted with a extensive range of wall & base units with integral appliances. To the first floor: A split level landing leads to 4 double bedrooms, the master having an en-suite shower room. A recently refitted family bathroom with period tiling, bath and shower cubicle serves the remaining bedrooms. The lower ground floor provides a self contained apartment or further accommodation for the main dwelling having a lounge, modern kitchen, conservatory, double bedroom and shower room. Outside: To the front: A forecourt enclosed by hedging with driveway to side. To the rear: A landscaped garden with flagstone pathways leads through inset lawns to a circular seating area and patios. All enclosed by fencing, walling and hedging.

Services:

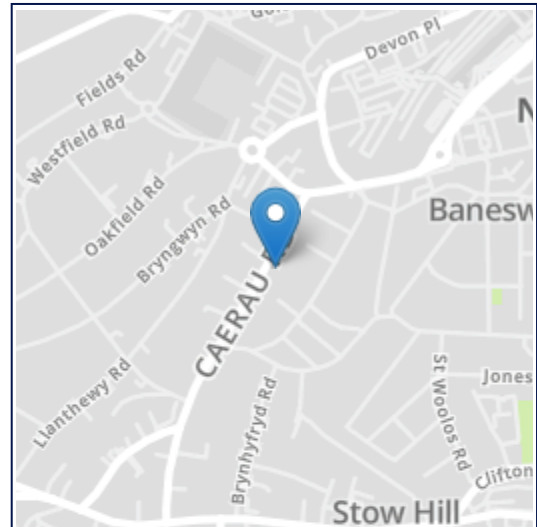
Council Tax Band:



BASEMENT 798.21 sq. ft. (74.16 sq. m.) GROUND FLOOR 925.36 sq. ft. (85.97 sq. m.) 1ST FLOOR 925.36 sq. ft. (85.97 sq. m.)



TOTAL FLOOR AREA : 2648.92 sq. ft. (246.09 sq. m.) approx.  
 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 is given 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+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)	59	73
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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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