



**Bryn Derwen, Station Road, Caerleon,
Newport. NP18 1NH**
£535,000
Tenure Freehold

- HEART OF CAERLEON VILLAGE
- 5 BEDROOMS
- 2 BATHROOMS
- WALKING DISTANCE OF ALL AMENITIES
- CONSERVATORY
- UTILITY ROOM
- SEPARATE WC
- LANDSCAPED GARDEN WITH STORAGE AND SHED
- THREE STOREY CHARACTER PROPERTY
- PARKING

Perfectly located in the heart of Caerleon village within walking distance of all local shops, pubs, eateries as well the local vets and gym. Full of period features and family home charm this property offers superb accommodation over three floors. An original hardwood door opens to an entrance porch leading in to the entrance hall via a stained glass wooden door, Victorian tiled floor, plaster arch with corbels, plaster coving and ornate balustrade staircase with under stairs cupboard. Front facing the lounge with bay window features a central fireplace with wood burner, plaster coving to the high ceiling, exposed floorboards with deep skirting. The sitting room boasts a bay window with French doors out to the landscaped garden, original shelving storage in the fireplace recess, high ceiling with ornate plaster picture rail, exposed floor boards. Open plan to the new conservatory, the fitted kitchen features base storage units and drawers with wooden work surface and Belfast sink, built in oven and four ring gas hob, French doors to the garden. Accessed from the kitchen the utility area houses the combi boiler and has space for dishwasher, washing machine and tumble dryer. A door leads through to a downstairs cloakroom/w/c with corner sink.

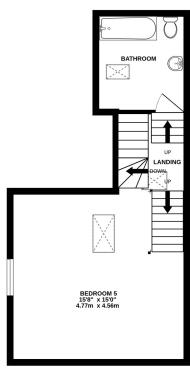
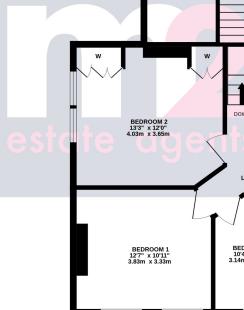
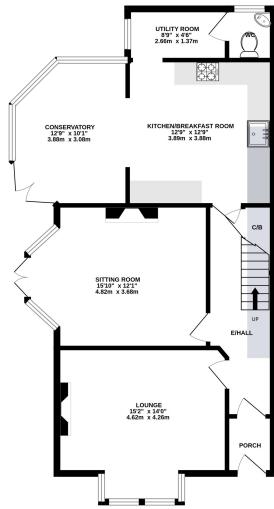
Upstairs the landing leads to four bedrooms and a family bathroom. The master bedroom features fitted wardrobes either side of the Victorian fireplace. Bedroom 2 has an exposed brick fireplace. Bedroom 3 is a further double room. Bedroom 5 is a single with original corner shelf. The family bathroom features a freestanding bath, large separate walk in shower, counter top bowl sink and w/c, heated towel rail. Up on the second floor is a double room with sloping ceilings, Velux and side aspect windows, eaves storage and separate bathroom with bath, w/c and pedestal sink. Outside the garden has been professionally landscaped with extensive patio area, raised astro turf lawn, all fully enclosed with a combination of fencing and walling. A gate leads to the double drive while a further gate leads to an enclosed area for storage and shed.



GROUND FLOOR

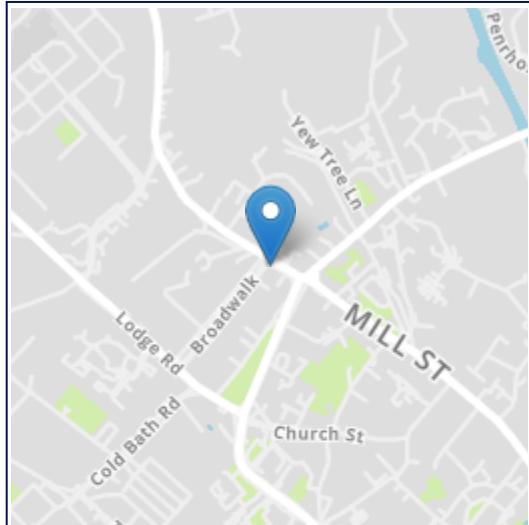
1ST FLOOR

2ND FLOOR



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 inaccuracy. This plan is for guidance 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	
(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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