



30 Anthony Drive, Caerleon, Newport. NP18

3DS

£325,000

Tenure Freehold

- SPACIOUS SEMI DETACHED PROPERTY ENJOYING FINE VIEWS OVER CAERLEON
- RECENTLY RENOVATED, VERSATILE FAMILY ACCOMMODATION OVER 3 LEVELS
- ENTRANCE HALL & GROUND FLOOR WC
- GOOD SIZE LOUNGE OPENING TO SITTING/DINING ROOM
- FAMILY ROOM/ BEDROOM 4
- SUPERB REFITTED KITCHEN/BREAKFAST ROOM
- 3/4 BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- SEATING AREA AND ENCLOSED SOUTH FACING REAR GARDEN
- NO CHAIN

Offering excellent family accommodation over 3 levels and enjoying superb views over Caerleon, this recent renovated semi detached property lies within easy access of renowned schools and an excellent range of amenities.

The property has recently benefited from comprehensive renovation, redecoration and new carpets throughout and is offered for sale with no onward chain.

In brief the accommodation comprises:

To the ground floor: An entrance hall with stairs to 1st and lower ground floors. A bright lounge with media wall opens to a sitting/dining room enjoying fine views to the rear.

The modern kitchen/breakfast room is fitted with a contemporary range of wall and base units having built in oven & hob, ample space for a table.

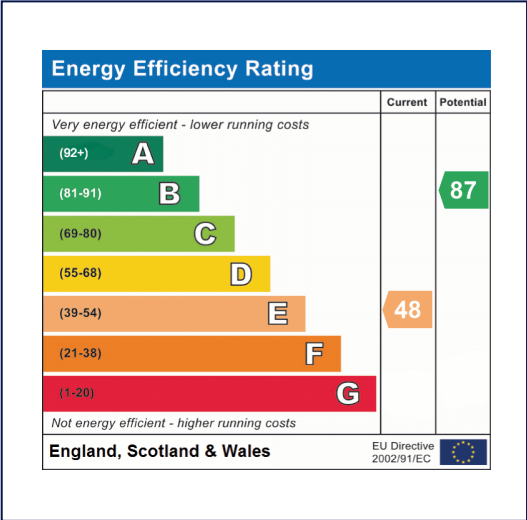
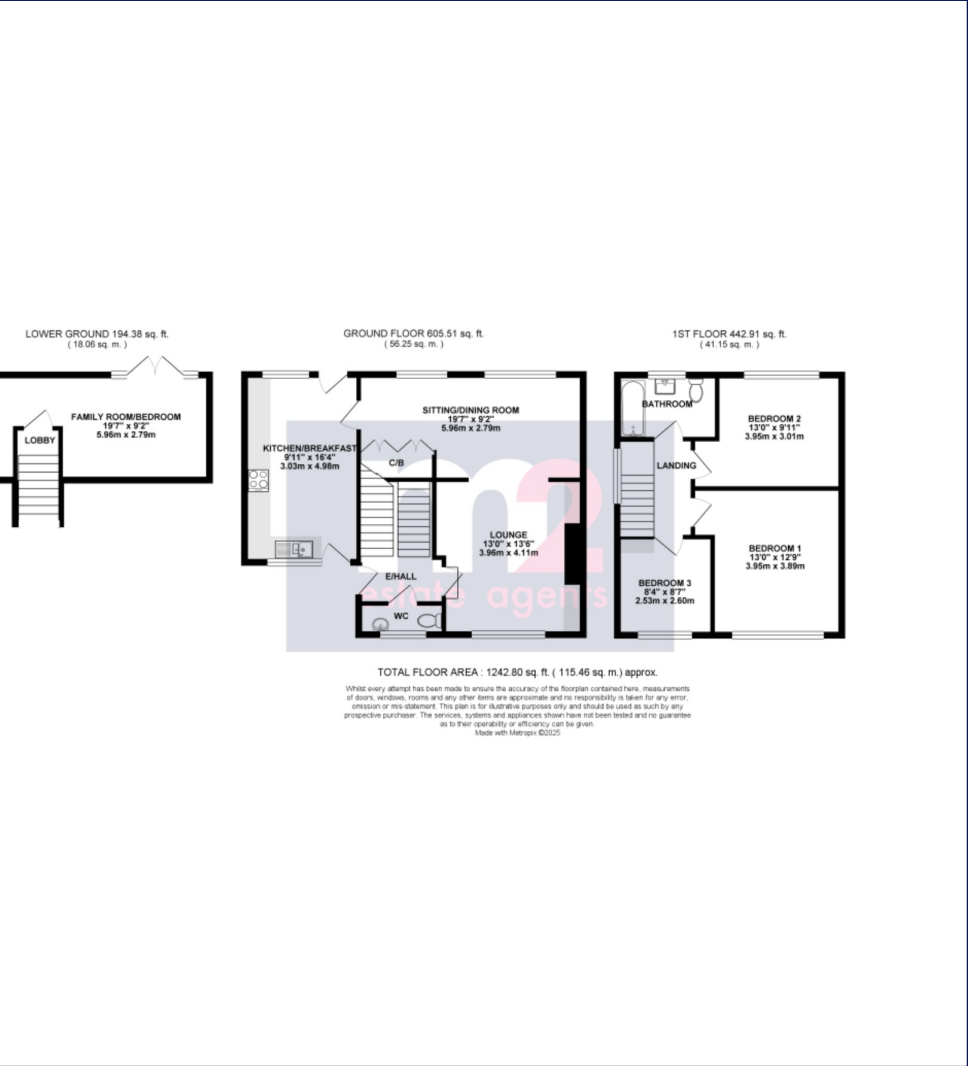
To the lower ground floors: A family room offers the option of an additional bedroom or study opening on to the rear garden.

To the 1st floor: The landing leads to 3 bedrooms, the 2nd benefiting from outstanding views over Caerleon towards Newport. A refitted family bathroom with shower over bath, splash back paneling.

Outside: To the front: A garden and driveway. To the rear: A full width, south facing, sun terrace leads down to an enclosed garden laid to lawn. An under house utility room is located off the sun terrace, fitted with wall base units and provides an excellent storage area.

Services:

All mains services connected



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 (30 Anthony Drive, Newport, NP18 3DS) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____