



13 Priory Close, Caerleon, Newport. NP18
3SY
£675,000
Tenure Freehold

- DOUBLE GARAGE AND PARKING
- LARGE HALL AND WC
- LARGE STUDY/BEDROOM 5
- UTILITY ROOM AND FIRST FLOOR WC
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- 3 FURTHER DOUBLE BEDROOMS
- OUTSTANDING VIEWS
- LOUNGE WITH GLASS BALCONY
- VERSATILE 3 STOREY LIVING
- MAIN BEDROOM, ENSUITE AND BALCONY
- SITTING ROOM AND SEPARATE TV ROOM

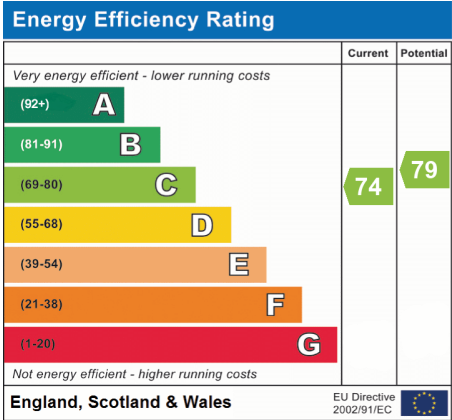
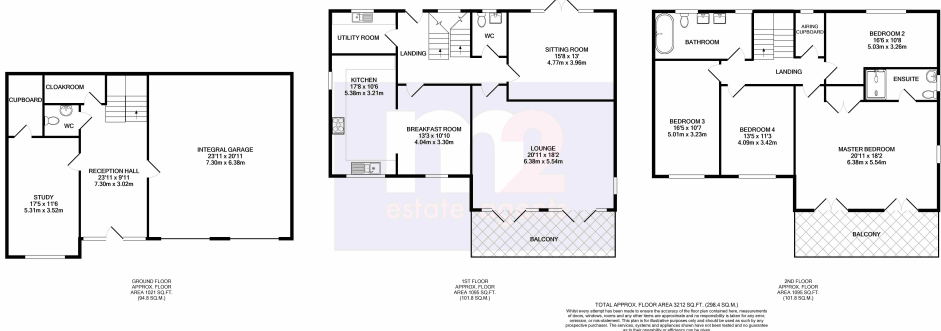
Enjoying outstanding, panoramic views over the river Usk and Newport from its two glass fronted balconies, this superb family home offers superior family accommodation of approximately 3,100 sq. ft. spanning 3 floors. The modern interior features spacious, well proportioned rooms with contemporary design and finish. Externally the gardens are landscaped with parking to the front.

The property was constructed by its present owners c 20 years ago and lies within easy access of Caerleon village, renowned schools and junctions 24, 25 and 26 of the M4.

Four double bedrooms on the second floor includes a master bedroom with en-suite and full width balcony and a family bathroom with dual sinks. The first floor lounge features a full width balcony and kitchen/dining room taking advantage of the views. A further sitting room, cloakroom and utility complete this floor.

A double integral garage, cloakroom and study/bedroom are on the ground floor. No chain.

Services:
All mains services connected
Council Tax Band:
H



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 (13 Priory Close, Newport, NP18 3SY) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____