



12 Wentwood Road, Caerleon, Newport.

NP18 3RU

£400,000

Tenure Freehold

- **BEAUTIFULLY PRESENTED DETACHED FAMILY HOME**
- **STUNNING KITCHEN/DINING ROOM**
- **4 BEDROOMS**
- **LIVING ROOM WITH FRENCH DOORS**
- **GROUND FLOOR W/C & FIRST FLOOR BATHROOM**
- **GARAGE & EXTENSIVE PARKING**
- **SOUGHT AFTER CAERLEON LOCATION**
- **LARGE CONSERVATORY**

DETACHED, 4 BEDROOM HOUSE WITH L SHAPED KITCHEN/DINING ROOM, LIVING ROOM, CONSERVATORY, FIRST FLOOR BATHROOM, GARAGE & EXTENSIVE PARKING IN HIGHLY SOUGHT AFTER LOCATION

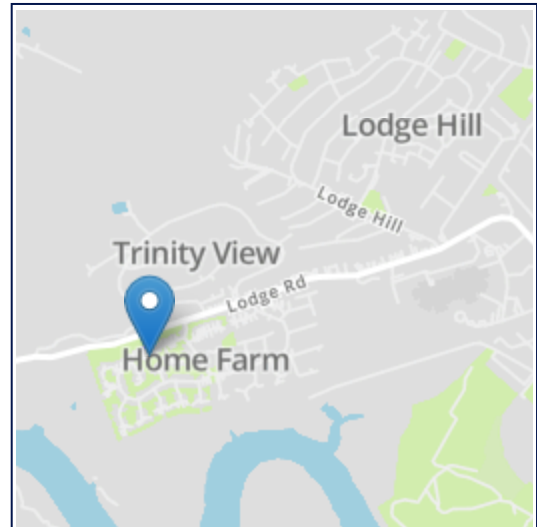
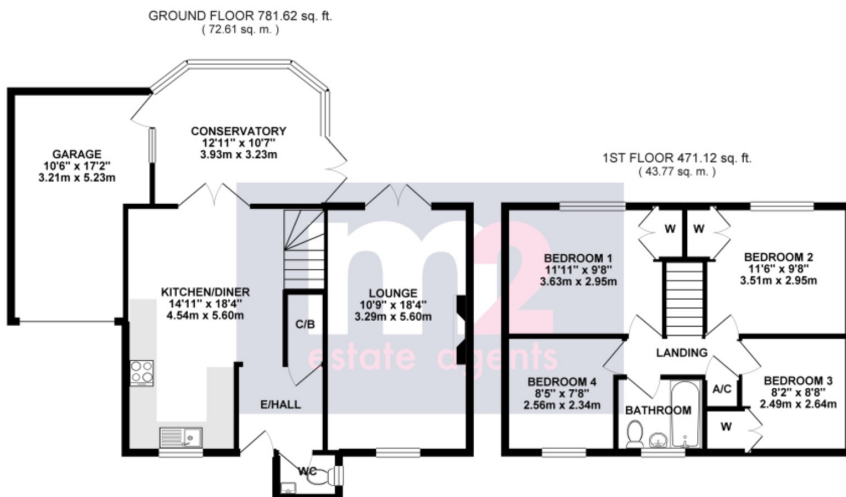
Situated within the highly sought after Caerleon area is this beautifully presented, 4 bedroom, detached family home, located close to all local amenities, bus routes, excellent Primary Schools and within walking distance to Caerleon Village with its variety of Pubs/Restaurants & shops and easy access to junctions 23, 25 & 26 of the M4*

The property benefits from a good size rear garden & terrace enjoying a sunny aspect, extensive parking and attached garage. Further accommodation comprises: To the ground floor: An entrance hall with large storage cupboard and cloakroom/wc. A bright lounge with feature fire place opens to the rear garden via French doors. The superb L shaped Kitchen/dining room is fitted with an extensive range of modern wall and base units having integral appliances, stairs to first floor and French doors leading to the conservatory, garage & garden. To the first floor: A landing leads to 4 good size bedrooms, 3 having built in wardrobes, the master and 2nd bedrooms enjoying views to the rear. A modern family bathroom benefits from a shower over bath.

Outside: To the front: A paved driveway provides parking for numerous vehicles with easily maintained garden laid with stone. Pathways lead to the main entrance and side access. To the rear: A decked seating area enjoys a sunny aspect and leads on to a patio and further seating area. Paths provide access to the front via a gate and the lower rear garden laid to lawn enclosed by fencing.

Garage: Accessed via an up & over door with pedestrian door and window to the conservatory.

Services:
Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	56
(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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

I/We acknowledge that I/we have read and understand your terms letter and that these property (12 Wentwood Road, Newport, NP18 3RU) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____