

**23 Backhall Street, Caerleon, Newport. NP18**

**1AR**

**£229,950**

**Tenure Freehold**

- **SPACIOUS COTTAGE**
- **IN NEED OF UPDATING**
- **IN THE HEART OF CAERLEON VILLAGE**
- **2 DOUBLE BEDROOMS**
- **GROUND FLOOR BATHROOM**
- **GOOD SIZE REAR GARDEN**
- **GAS COMBI & UPVC DOUBLE GLAZING**
- **CAERLEON SCHOOL CATCHMENT**
- **NO CHAIN**

**\*IN NEED OF UPDATING! 2 DOUBLE BEDROOM COTTAGE IN THE HEART OF CAERLEON VILLAGE WITH SPACIOUS LIVING ROOM, KITCHEN, BATHROOM & GOOD SIZE ENCLOSED REAR GARDEN\***

Situated in the heart of Caerleon village is this spacious two double bedroom cottage, walking distance to all local amenities, shops, schools, pubs, restaurants. Although in need of updating throughout the property does offer huge potential. In brief the accommodation comprises, to the ground floor: Living Room, Large Hallway, Kitchen & Bathroom. On the first floor: Two Double Bedrooms. Outside, to the front is on street parking and to the rear is a good size enclosed garden with patio and grass area.

The property further benefits from having a gas combi boiler, upvc double glazing and is offered for sale with no onward chain.

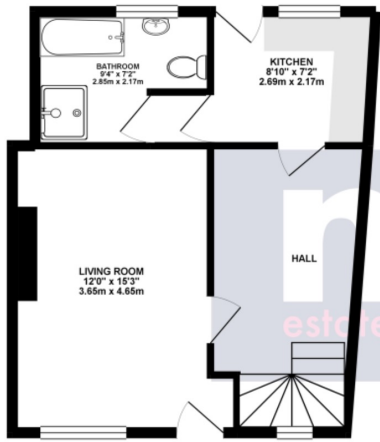
The historical Caerleon village is recognised for its Roman Fortress and Baths, making it a popular attraction for tourists. Today it is sought-after for its idyllic walks, popular cafes, bars and restaurants, many of which are near the small common at its centre. The area offers excellent primary and secondary schools and convenient access to local amenities and main bus routes. The 5 star Celtic Manor Resort is only a walk away and offers three championship golf courses, two luxurious spas.

Services:

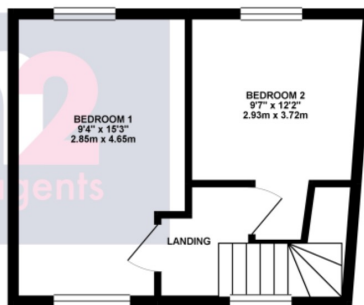
Council Tax Band:



GROUND FLOOR 408.28 sq. ft.  
(37.93 sq. m.)

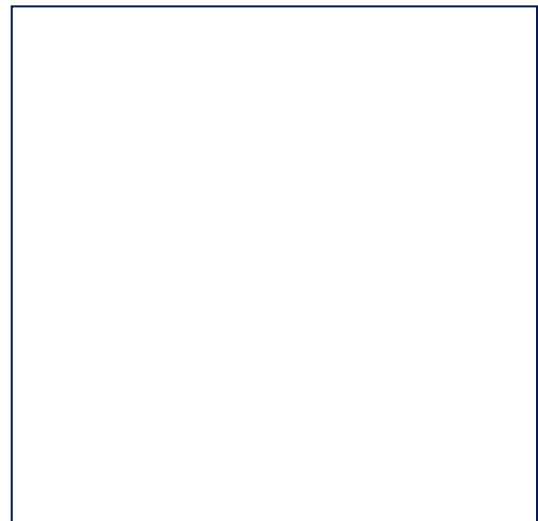
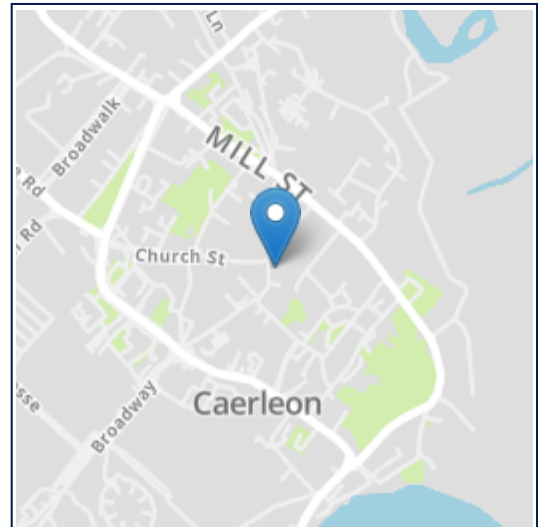


1ST FLOOR 280.37 sq. ft.  
(26.05 sq. m.)



TOTAL FLOOR AREA: 688.66 sq. ft. (63.98 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 as to their operability or efficiency can be given.  
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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 ( 23 Backhall Street, Newport, NP18 1AR ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_