



**Trinity View Site Trinity View, Caerleon. NP18
3SW
£650,000
Tenure Freehold**

- PLOT 1 SOLD. PLOT 3 NOW RELEASED
- DEVELOPMENT OF 4 FAMILY HOMES
- 2370 SQFT
- EXCELLENT FAMILY ACCOMMODATION OVER 3 LEVELS
- VIEWS TOWARDS CAERLEON AND THE RIVER USK
- LYING WITH ACCESS OF CAERLEON VILLAGE AND RENOWNED SCHOOLS
- M4 ACCESSIBLE VIA J24/25/26
- GOOD SIZED GARDENS, PARKING AND INTEGRAL GARAGES
- AVAILABLE NOW
- PLOT 2 AND 3 COMPLETION DUE APRIL 24

Plot 1 SOLD. Plot 2 and 3 Now released. Plot 2 Completion due in April 2024. Available to view.

Just 4 stunning, new build detached family homes with superb views over Caerleon and the river Usk. 2370sqft of versatile accommodation spanning 3 levels, cleverly designed to make the most of the generous plot and views. 4 bedrooms, 3 bath/shower rooms, sitting room with balcony, study, large L-shaped kitchen/dining/family room, utility room, cloakroom/w/c, integral garage.

Lying within easy access of renowned local schools, excellent amenities and junctions 24, 25 & 26 of the M4, the properties will offer versatile, contemporary family accommodation due for completion in 2024.

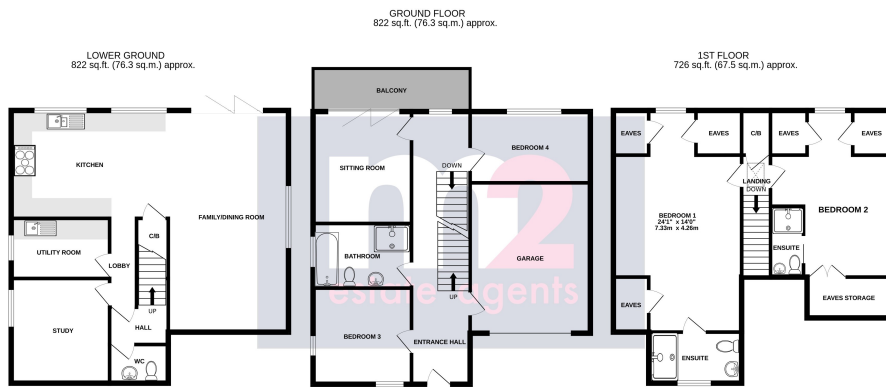
Please note internal images show an idea of the overall high standard of finish and fittings of the properties, not layout. Early purchasers can chose internal fittings subject to negotiation and progress of build.

Services:

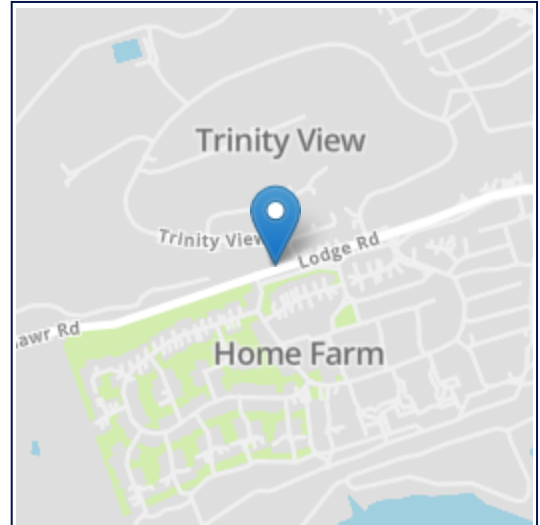
All main services connected

Council Tax Band:

TBC



TOTAL FLOOR AREA : 2370 sq.ft. (220.1 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.
Made with Metropix 5/2024



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.