



**4 White Hart Lane, Caerleon, Newport. NP18  
1AB  
£425,000  
Tenure Freehold**

- EXTENDED SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- STUNNING L SHAPED KITCHEN/DINING/FAMILY ROOM
- LIVING ROOM
- FIRST FLOOR BATHROOM
- GARAGE & DRIVEWAY
- GOOD SIZE REAR GARDEN
- BEAUTIFUL VIEWS
- IN THE HEART OF CAERLEON VILLAGE
- GUIDE PRICE £425,000 - £445,000



**\*STUNNING VIEWS!! EXTENDED, 3 BEDROOM, SEMI DETACHED HOUSE IN THE HIGHLY SOUGHT AFTER CAERLEON VILLAGE WITH L SHAPED KITCHEN/DINING/FAMILY ROOM, FIRST FLOOR BATHROOM, GARAGE & DRIVEWAY\* GUIDE PRICE £425,000 - £445,000\***

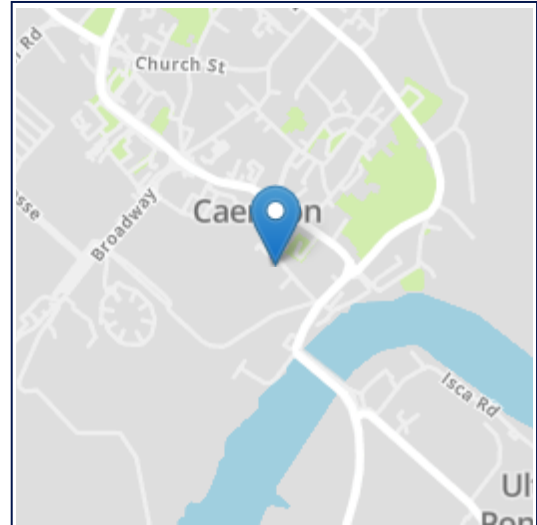
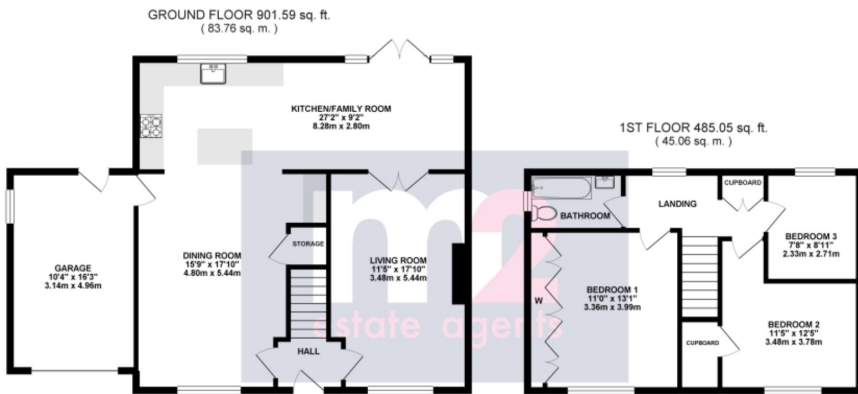
Situated in the heart of Caerleon village is this stylish, extended, three bedroom semi detached house. Located within walking distance to all local amenities, pubs, restaurants and sought after primary and secondary schools whilst also having easy access to junction 24 of the M4.

The property offers generous family accommodation briefly comprising, To the ground floor: entrance hall, stylish L shaped kitchen/dining/family room with island opening to rear garden. Double doors leading into the generous living room. On the first floor: three good size bedrooms and the family bathroom. Outside, to the front: a driveway leads to the single garage with path to front door with plenty of shrubs. To the rear: a good size, enclosed garden with patio area, decorative stones and lawn overlooking farming fields.

The property further benefits from having a gas combi boiler, upvc double glazing throughout and viewing is highly advised by the agents to truly appreciate this beautiful property.

Services:

Council Tax Band:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	55
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		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.

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