



**3 Church Street, Caerleon, Newport. NP18
1AW
£250,000
Tenure Freehold**

- WELL PRESENTED THROUGHOUT
- NEW BOILER
- 2 BEDROOMS
- FIRST FLOOR BATHROOM
- MODERN KITCHEN
- CENTRE OF CAERLEON
- LOUNGE WITH LOG BURNER
- DINING ROOM
- GARDEN WITH PEDESTRIAN REAR ACCESS

Superb modernised cottage in the centre of the village, with a well presented interior throughout. Ideally situated within walking distance of all local amenities including shops, eateries and schools as well as easy access to the M4.

A central fireplace with inset timber mantle and log burner creates a cosy feel in the spacious lounge. Stairs rise to the first floor between the lounge and dining room, which features under stairs storage and Upvc window to the rear. The modern fitted kitchen incorporates wall and base units with built in appliances, Upvc double glazed window with sink beneath and a Upvc stable door leads to outside.

Upstairs a landing leads to 2 bedrooms, bathroom and features access to the loft which is boarded with ample storage space. The main bedroom features an exposed ceiling beam, cast iron fireplace and double glazed window. The second bedroom has a newly fitted double glazed window and freestanding wardrobes. The modern bathroom is part tiled with exposed ceiling beam, panel enclosed bath, separate shower cubicle, w/c, pedestal sink and new Upvc double glazed window.

Outside the low maintenance garden is fully enclosed with paved and gravel areas, a gate to the rear provides pedestrian access to the front.

Services:

All mains services connected

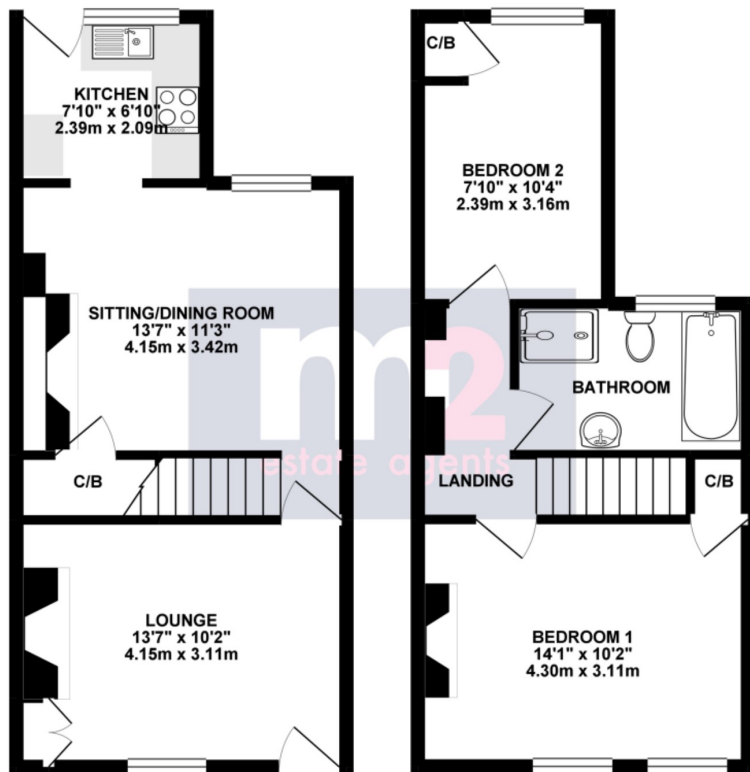
Council Tax Band:

E

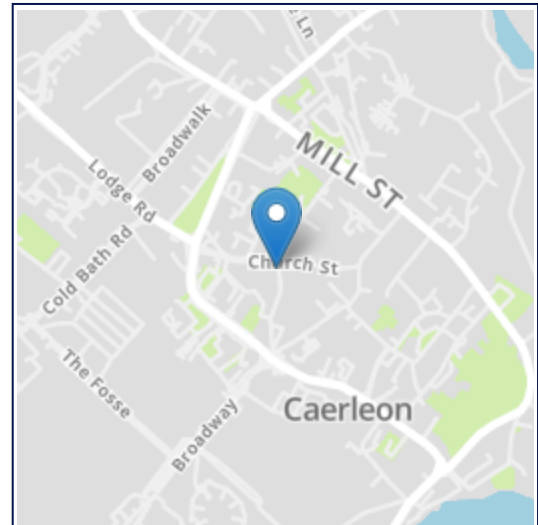


GROUND FLOOR 382.05 sq. ft.
(35.49 sq. m.)

1ST FLOOR 353.20 sq. ft.
(32.81 sq. m.)



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 ©2004



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(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.

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