



**3 College Glade, Caerleon, Newport. NP18**

**3TB**

**£300,000**

**Tenure Freehold**

- DETACHED FAMILY HOME
- 3 BEDROOMS
- KITCHEN / DINING ROOM
- LIVING ROOM
- MODERN FIRST FLOOR BATHROOM
- GARAGE & HARDSTANDING
- GAS COMBI & UPVC DOUBLE GLAZING
- FRONT & REAR GARDENS WITH LOVELY VIEWS
- HIGHLY SOUGHT AFTER LOCATION

Situated just off Ponthir road in the sought after Caerleon area on the outskirts of Newport is this well presented 3 bedroom detached house, close to all local amenities, sought after schools, shops, bus routes and the Grange hospital.

Offering well planned accommodation briefly comprising to the ground floor: Entrance Hallway, Living Room & Kitchen/Dining Room opening to rear garden with beautiful views. On the first floor: 3 bedrooms with fitted wardrobes to the master and a modern family bathroom. Outside; To the front: Steps lead up to the front door with lawn area and beautiful views, gated side access takes you to a good size garden mainly laid to lawn with path to rear gate, opening to car hardstand with access to garage.

The property further benefits from having double glazing throughout, a gas combi boiler & viewing is highly advised by the agents.

Council Tax Band F

Services:

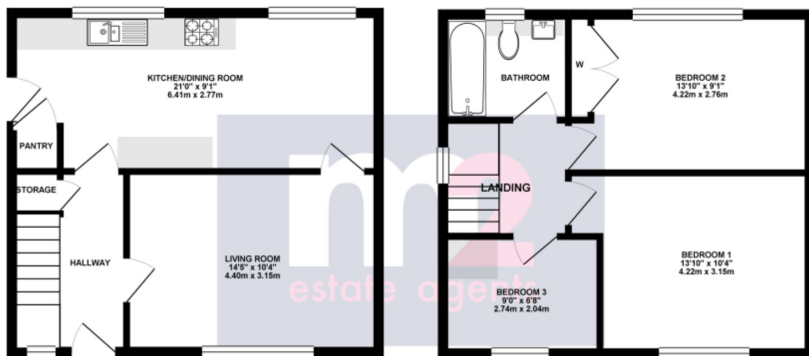
Council Tax Band:

F

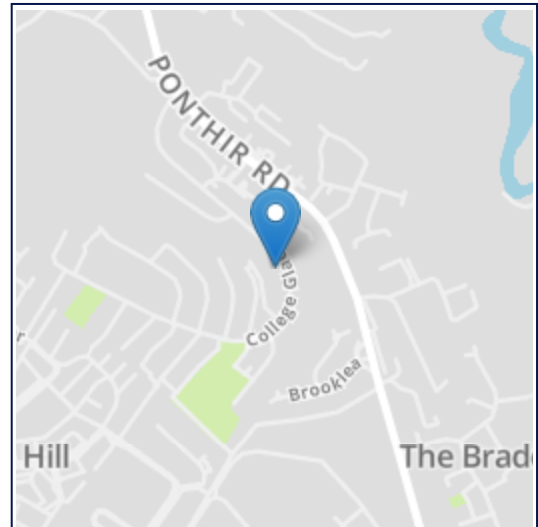


GROUND FLOOR 408.13 sq. ft. (37.92 sq. m.)

1ST FLOOR 408.13 sq. ft. (37.92 sq. m.)



TOTAL FLOOR AREA: 816.26 sq. ft. (75.83 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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| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 84                      |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> | 62      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| 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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