



**1 Goldcroft Court, Caerleon, Newport. NP18
1BX
Offers over £325,000
Tenure Freehold**

- GARAGE & PARKING SPACE
- CORNER PLOT
- REWIRED & NEW HEATING SYSTEM
- NEW TRIPLE GLAZING
- CONTEMPORARY KITCHEN WITH INTEGRAL APPLIANCES
- OPEN PLAN LOUNGE
- REFITTED DOWNSTAIRS W/C.
- UTILITY CUPBOARD
- BEDROOM, DRESSING ROOM & ENSUITE

Exceptional renovation of this uniquely designed lock up and leave with garage and parking to rear. Featuring superb quality fittings and attention to detail throughout, this property has a new central heating system, triple glazing and has been rewired.

Entrance hall with glass balustrade stairs with pull out shoe storage beneath, utility cupboard with space for washing machine and tumble dryer, fully tiled refitted separate w/c.

Open plan contemporary gloss kitchen with integrated appliances and quartz work surfaces, solid Oak floors extend to the dining and living area with media wall and French doors to the garden.

Upstairs the entire floor is dedicated to the master suite entered by glazed double doors with side screens onto bedroom. The dressing room is fitted with an extensive range of hanging, shelving and drawer storage. Fully tiled the ensuite shower room features a corner shower, w/c and floating sink vanity unit.

Outside the corner part walled garden is low maintenance with porcelain paving and grassed area leading to the garage and parking space.

Services:

All mains services connected

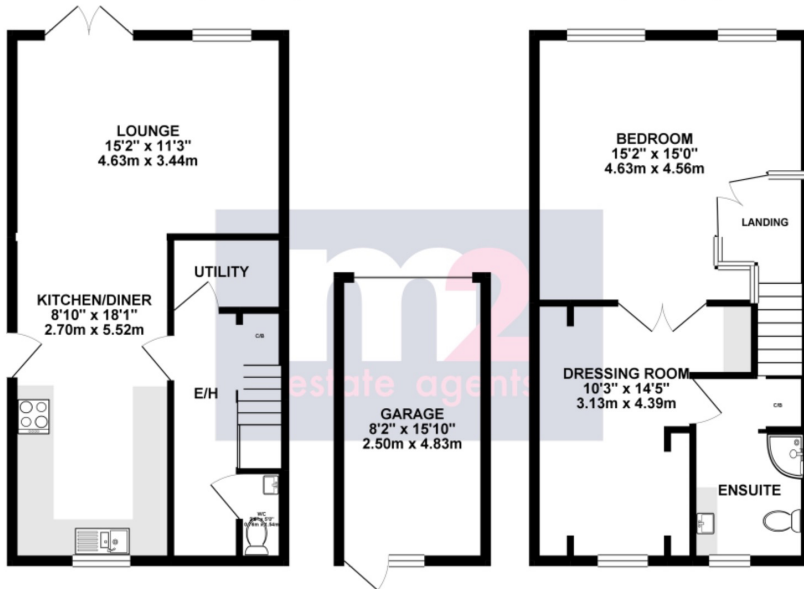
Council Tax Band:

D



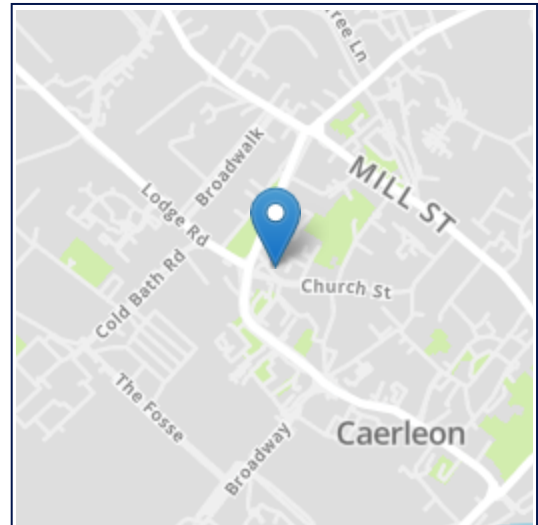
GROUND FLOOR 576.20 sq. ft.
(53.53 sq. m.)

1ST FLOOR 446.34 sq. ft.
(41.47 sq. m.)



TOTAL FLOOR AREA : 1022.54 sq. ft. (95.00 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 is given to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	67
(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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