



6 Mill Street, Caerleon, Newport. NP18 1BH
£280,000
Tenure Freehold

- EXTENDED, TRADITIONAL BAY FRONTED SEMI DETACHED PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- ENTRANCE HALL
- LOUNGE OPENING TO DINING ROOM
- USEFUL GARDEN ROOM
- KITCHEN & UTILITY ROOM
- 2 BEDROOMS & DRESSING ROOM
- BATHROOM
- ENCLOSED REAR GARDEN

A traditional bay fronted semi detached property situated within Caerleon village close to a wide range of amenities and within easy access of junctions 24 & 25 M4. The property has benefited from an extension to the rear providing a garden room, utility and additional space for bedroom 2.

Further accommodation comprises: An entrance hall with stairs to the first floor, A lounge with bay window opening to the dining room and versatile garden room.

A kitchen benefits from a built in oven & hob with access to under stairs storage cupboard and utility room.

To the first floor: A landing leads to master bedroom with bay, dressing room and bedroom 2. A family bathroom benefits from a shower over bath.

Outside: To the front: An easily maintained forecourt. Steps and pathway provides access to the main entrance and side access. To the rear: An easily maintained garden being part paved, part laid with chippings enclosed by fencing storage shed.

Services:

All mains services connected

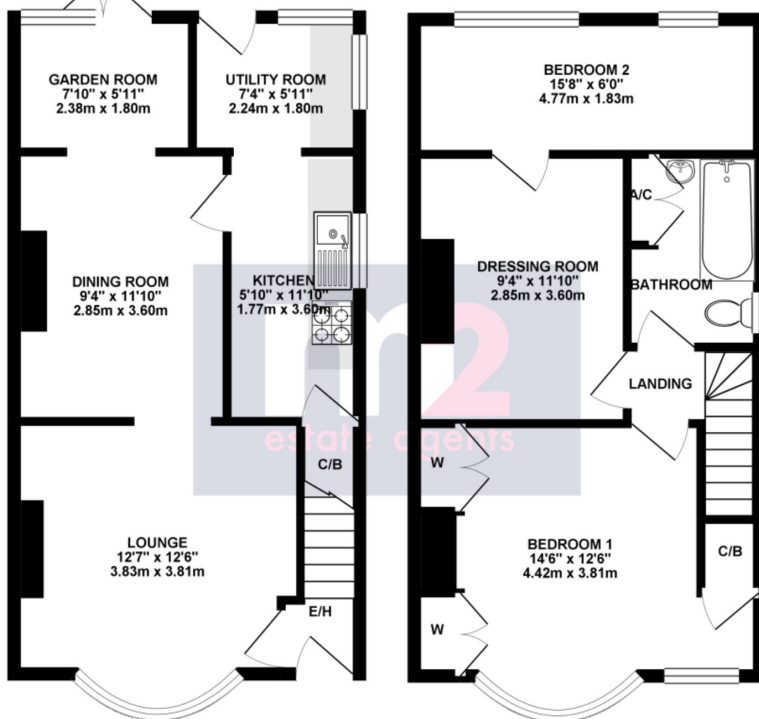
Council Tax Band:

E



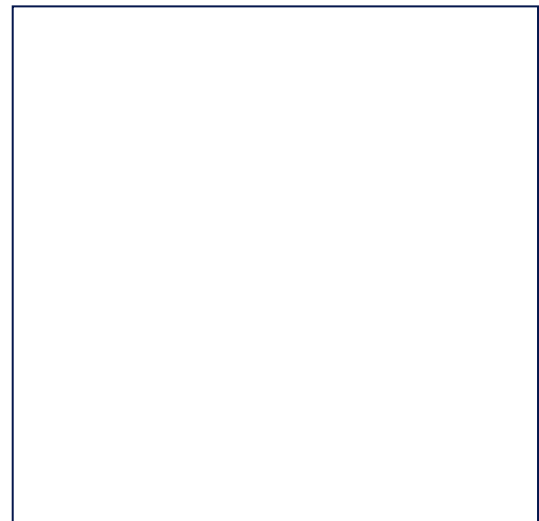
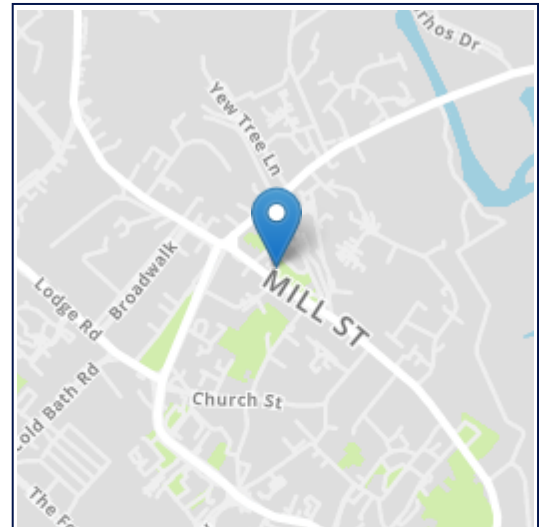
GROUND FLOOR 445.51 sq. ft.
(41.39 sq. m.)

1ST FLOOR 445.39 sq. ft.
(41.38 sq. m.)



TOTAL FLOOR AREA : 890.91 sq. ft. (82.77 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 misstatement. 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 as to their operability or efficiency can be given.
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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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I/We acknowledge that I/we have read and understand your terms letter and that these property (6 Mill Street, Newport, NP18 1BH) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature _____ Print Name _____

Date _____

Signature _____ Print Name _____

Date _____