













40 Trinity View, Caerleon, Newport. NP18 3SU £450,000 Tenure Freehold

- WELL PRESENTED DETACHED FAMILY HOME
- ENJOYING PANORAMIC VIEWS OVER THE RIVER USK AND NEWPORT
- ENTRANCE HALL & CLOAKROOM/WC
- LARGE LOUNGE WITH BALCONY
- DININGROOM WITH PICTURE WINDOW
- REFITTED KITCHEN OPENING TO UTILITY
 ROOM
- 4 BEDROOMS
- EN-SUITE & REFITTED FAMILY SHOWER ROOM
- GOOD SIZE GARAGE, LARGE REAR GARDEN
- NO CHAIN

19 Bridge Street, NP15 1BQ M2 Estate Agents Usk 01291 672827 www.m2ea.co.uk Enjoying outstanding views over Caerleon the River Usk & Newport this 4 bedroom detached property has recently benefited from comprehensive updating and now offers excellent family accommodation comprising:

To the ground floor: An entrance hall with stairs to first floor and cloakroom/wc. A spacious lounge enjoys a dual aspect with bi folding doors opening to the front balcony and its superb views.

A separate dining room, currently utilised as bedroom, again benefits from an outlook to the front though a full height window.

The refitted kitchen is fitted with an extensive range of white wall and base units having integral appliances and opens to a useful utility room.

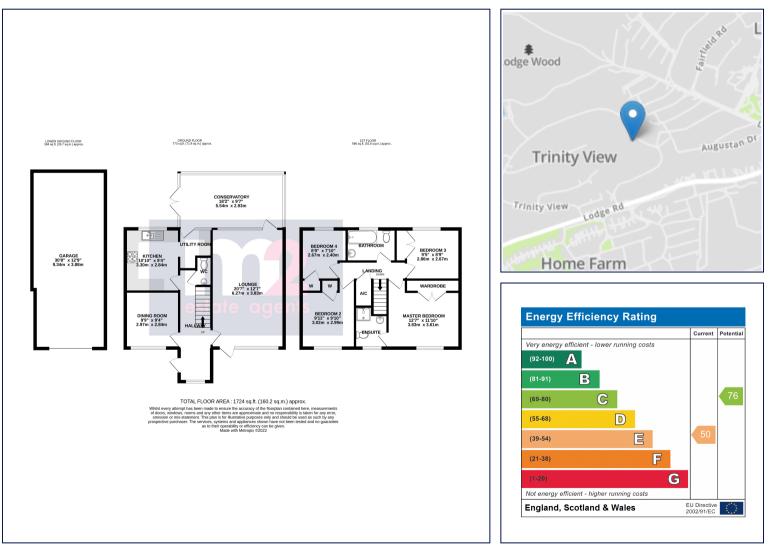
To the first floor: A landing leads to 4 Bedrooms, the master enjoying fine views and a modern en-suite. A refitted shower room serves the remaining bedrooms.

Outside: to the front: A driveway leads to an oversized garage. Steps past a lawned garden lead to the main entrance, balcony and side access.

To the rear: A natural stone patio area leads onto a garden partially laid to lawn, partially paved enclosed by hedging and fencing. Pathways extend to further garden.

Services: All mains services connected Council Tax Band:





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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