



**Coed Deryn, Usk Road, Caerleon, Newport.  
NP18 1LN  
£340,000  
Tenure Freehold**

- **GUIDE PRICE - £340,000 - £350,000**
- **RARE OPPORTUNITY- GREAT FAMILY HOME IN THE HEART OF CAERLEON VILLAGE**
- **3 BEDROOMS**
- **EXCELLENT PRIMARY & SECONDARY SCHOOLS A SHORT WALK AWAY**
- **LARGE DRIVEWAY & LARGE GARAGE**
- **EXTREMELY SOUGHT-AFTER CAERLEON LOCATION**
- **2 RECEPTION ROOMS**
- **LOCAL AMENITIES & MAIN BUS ROUTES ON YOUR DOORSTEP**

**\*UNIQUE OPPORTUNITY\* 3 BEDROOM DETACHED FAMILY HOME WITH LARGE DRIVEWAY & GARAGE, IN THE HEART OF THE CAERLEON VILLAGE, GOOD SIZE GARDENS, SHORT WALK TO PRIMARY & SECONDARY SCHOOLS, FANTASTIC ROAD LINKS TO JUNCTION 24 & 25 OF THE M4\***

This spacious detached family home is perfectly located in the heart of the Highly sought-after Caerleon village and offers great road links to Newport, the M4 motorway and other cities including Cardiff and Bristol.

It offers good family accommodation with spacious rooms, flooded with natural light from its over-sized windows. It has been much loved by its current owners and very well maintained throughout.

A timber front door provides the main access to the entrance hallway, located at the side of the property. The hallway gives access into the Lounge, located at the front of the property, overlooking the large, well-kept garden, with a light and airy feel, flooded with natural light. Double doors off the Lounge lead through into the spacious Dining Room which flows through into the kitchen, located at the rear of the property.

The first floor provides three good size bedrooms and a family bathroom all accessed via the landing area. Bedroom one benefits from fitted wardrobes and extra storage cupboards. Bedroom two also has a storage cupboard and wash-hand basin. Bedroom three is a good size single bedroom. The family bathroom has been refurbished and fully tiled with a modern suite including bath tub with shower over, wash hand basin with vanity unit and a low-level W/C.

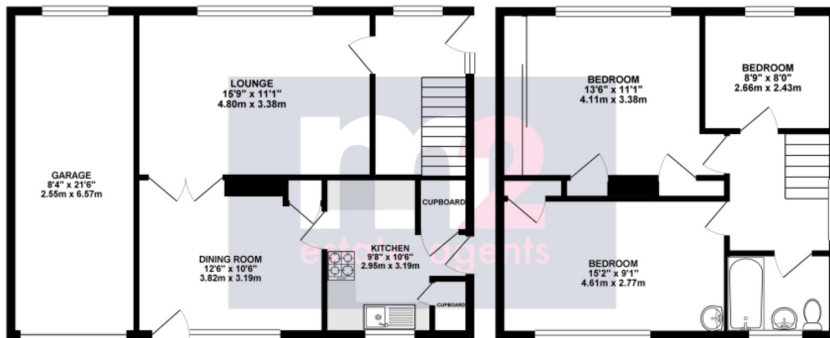
Externally this property does not disappoint, to the rear there is a large enclosed garden, predominantly level lawn with gate to the side providing access to the front. The front provides a long private driveway leading to a substantial parking area. The large Garage is located to the side of the property and stretches from one end of the property to the other.

The property also benefits from gas central heating and double glazing.

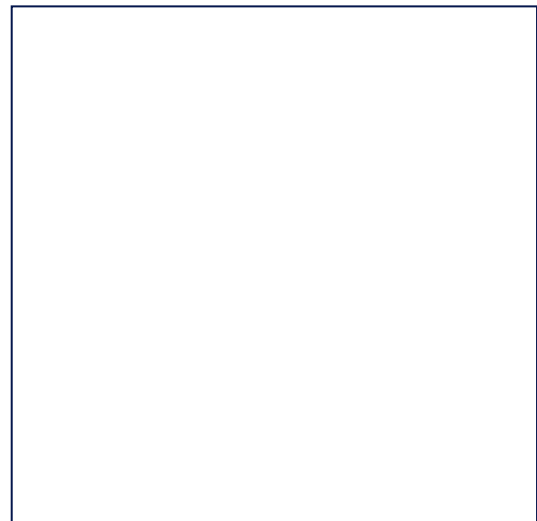
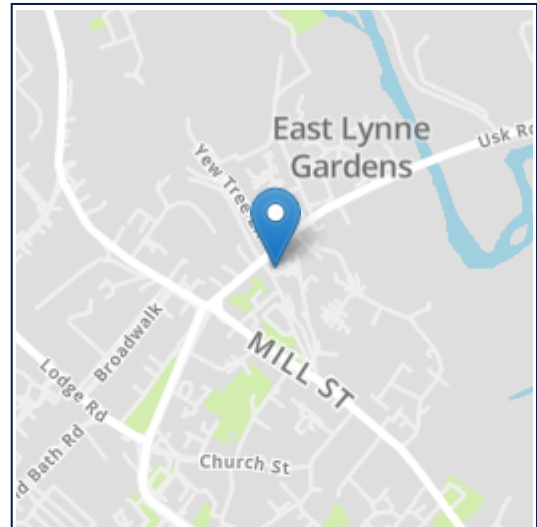


GROUND FLOOR 658.94 sq. ft. (61.22 sq. m.)

1ST FLOOR 478.83 sq. ft. (44.48 sq. m.)



TOTAL FLOOR AREA: 1137.77 sq. ft. (105.70 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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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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