



**39 Backhall Street, Caerleon, Newport. NP18
1AR
£230,000
Tenure Freehold**

- CHARMING COTTAGE
- 2 BEDROOMS & USEFUL LOFT AREA
- KITCHEN / BREAKFAST ROOM
- LOUNGE / DINING ROOM
- WET ROOM
- CAERLEON VILLAGE LOCATION
- NO CHAIN
- OPEN TO OFFERS

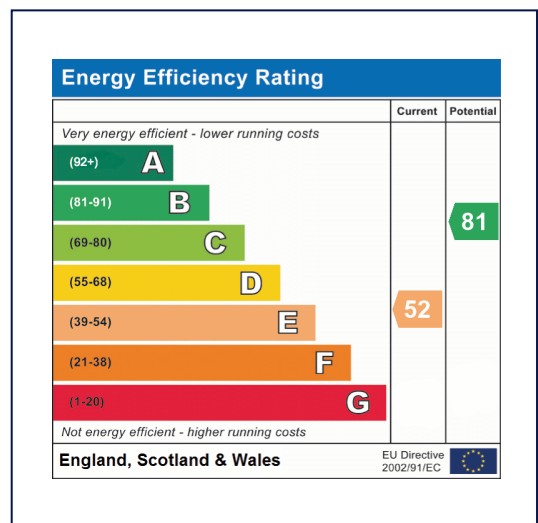
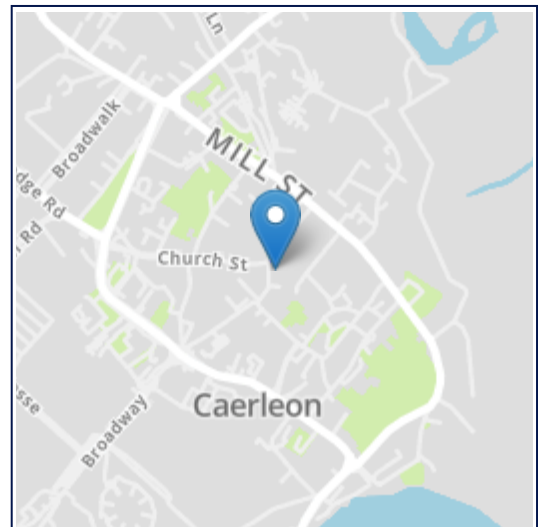
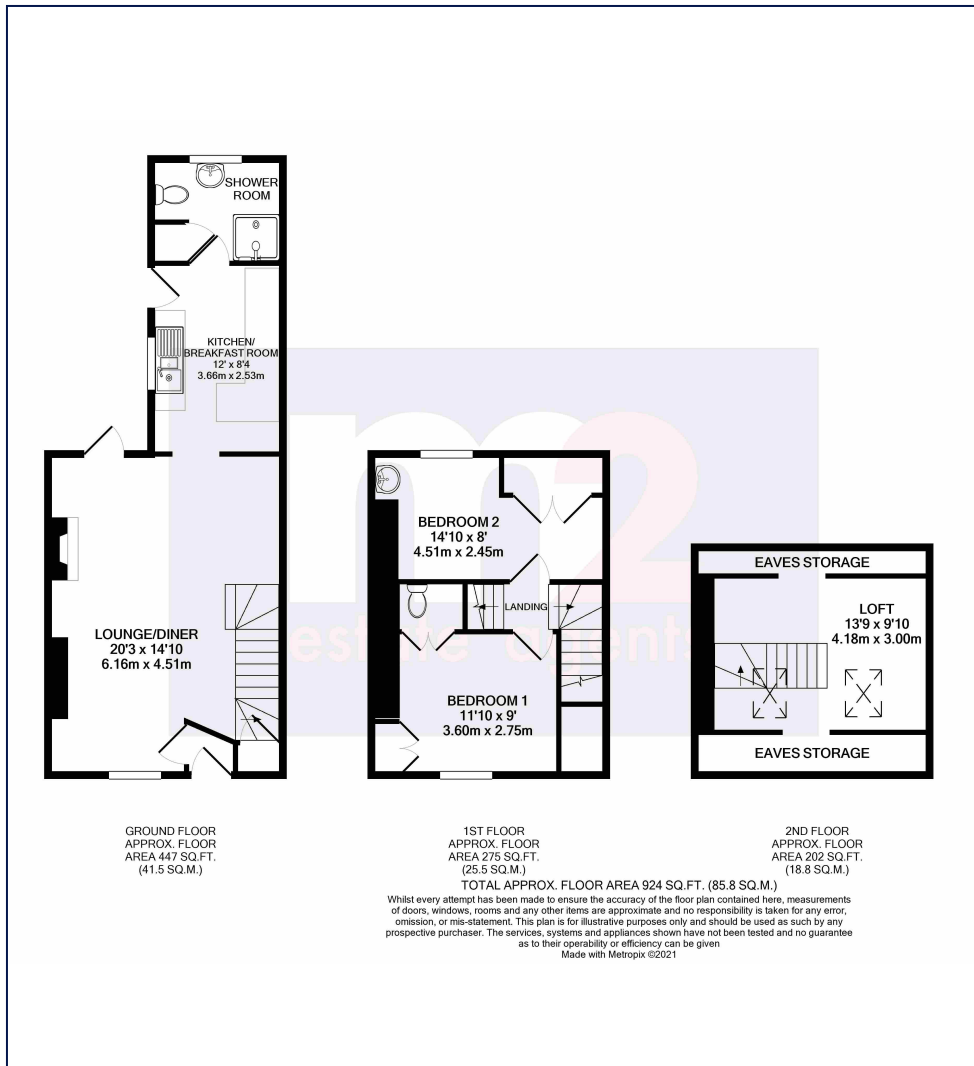
NO CHAIN!! TWO BEDROOM COTTAGE IN THE HEART OF CAERLEON VILLAGE WITH MANY ORIGINAL FEATURES, LOUNGE/DINING ROOM, KITCHEN/BREAKFAST ROOM, WET ROOM & EASILY MAINTAINED REAR GARDEN

Situated in the heart of Caerleon village within easy access of well known schools & amenities this two bedroom mid terrace cottage offers deceptively spacious accommodation and benefits from a pleasant enclosed, easily maintained rear garden with useful brick built shed.

The property benefits from many features including wood strip floor and feature fireplace to the lounge/dining room and exposed beams throughout the house. Lying within easy access of Junctions 24 & 25 of the M4 the property is ideally situated for commuters looking for access to Bristol & Cardiff. In brief the accommodation comprises: To the ground floor: An entrance porch opens to a spacious Lounge/Dining room with wood strip floor and exposed beams to ceiling, feature period cast iron range recessed in chimney breast with wooden mantel over and fully glazed door providing access to rear garden. An open arch leads from the lounge to a good size kitchen/breakfast room an extensive range of wall and base units, built in oven and hob, slate effect work surfaces extending to breakfast bar, fully tiled walls and floor with doors providing access to garden and ground floor wet room with shower. From the lounge an open tread stair case leads to a 1st floor landing. The main bedroom benefits from a built in wardrobe. The second bedroom enjoys an outlook to the rear, built in wardrobe and wash hand basin. A staircase from the first floor landing provides access a useful loft being fully boarded and lined having velux windows. Purchasers should note: the loft area, which is currently used as a bedroom was converted many years ago and may not comply with current building regulations.

Outside: To the rear, an easily maintained garden being mainly paved over 2 levels enclosed by walling with central raised flower bed. A brick built shed provides useful store or workshop. The property benefits from gas fired central heating and is being sold with the benefit of no chain.

Services:
Council Tax Band:
E



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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