



**16 Goldcroft Common, Caerleon, Newport.  
NP18 1BA  
£375,000  
Tenure Freehold**

- COTTAGE IN THE HEART OF CAERLEON VILLAGE
- 2 DOUBLE BEDROOMS
- ATTRACTIVE STONE FEATURE WALLS
- KITCHEN / BREAKFAST ROOM
- 3 RECEPTION ROOMS
- OPEN FIRE & WOOD BURNER
- LARGE REAR GARDEN
- FIRST FLOOR BATHROOM
- GAS COMBI BOILER

**\*CHARMING END TERRACE COTTAGE WITH LOTS OF CHARACTER IN A LEVEL POSITION IN THE CENTRE OF THE MUCH LOVED & HIGHLY SOUGHT AFTER CAERLEON VILLAGE, 2 DOUBLE BEDROOMS, KITCHEN/BREAKFAST ROOM, FIRST FLOOR BATHROOM & LOVELY ENCLOSED GARDENS\***

Situated in the heart of Caerleon village is this spacious two double bedroom, end terrace cottage. Located within walking distance to all local amenities, pubs, restaurants and sought after primary and secondary schools whilst also having easy access to junction 24 of the M4. The property offers generous family accommodation briefly comprising: To the ground floor: Living room with exposed stone work and open fire place, kitchen/breakfast room with stunning stone wall, dining room/sitting room with wood burner and reception hallway with stairs to the first floor. On the first floor: Two double bedrooms, walk in dressing room and family bathroom. Outside, to the front is parking off a shared lane with gated side access to the rear. To the rear: a large level garden with patio, lawn, shrubs and trees looking towards the Roman Amphitheatre.

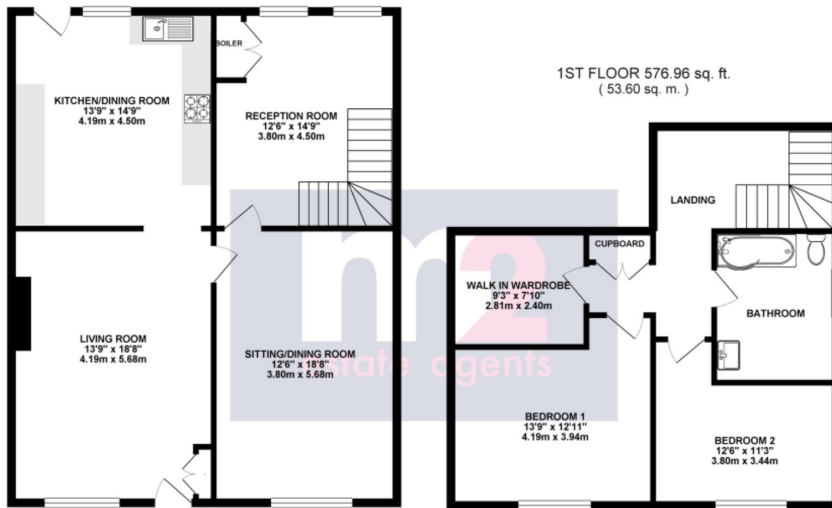
The property further benefits from having a gas combi boiler and viewing is highly advised by the agents to truly appreciate the huge potential on offer.

Services:

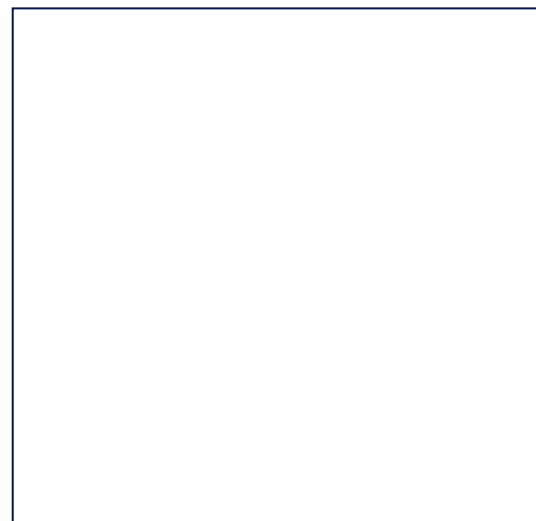
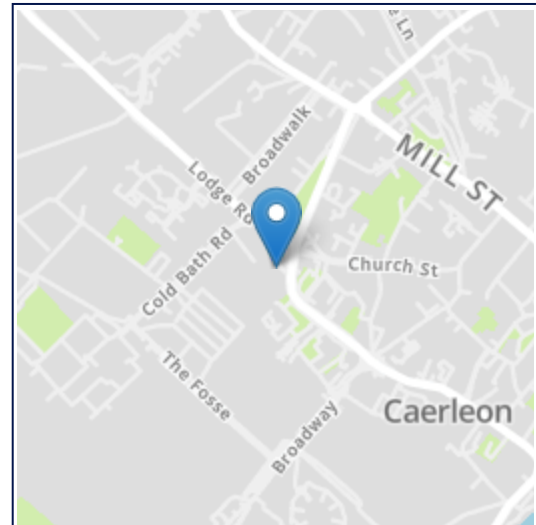
Council Tax Band:



GROUND FLOOR 875.15 sq. ft.  
(81.30 sq. m.)



TOTAL FLOOR AREA: 1452.11 sq. ft. (134.90 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix 62023



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.

M2 Estate Agents for themselves and for the Vendors or Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.