

**36 Roman Reach, Caerleon, Newport. NP18  
3SQ  
£400,000  
Tenure Freehold**

- SPACIOUS EXTENDED FAMILY HOME
- GENEROUS WELL PRESENTED ACCOMMODATION
- ENTRANCE HALL
- LARGE LOUNGE WITH DOUBLE BAY
- SITTING/DINING ROOM OPEN TO CONTEMPORARY KITCHEN
- STUDY AND GROUND FLOOR W/C
- 4 BEDROOMS
- REFITTED FAMILY SHOWER ROOM & EN-SUITE BATHROOM
- DRIVEWAY & GARAGE
- PLEASANT ENCLOSED REAR GARDEN

Occupying a good size corner plot this spacious detached property lies within easy access of renowned local schools and excellent amenities within Caerleon village. The property has benefitted from a sizeable double storey extension and now provides excellent family accommodation comprising: To the ground floor: An entrance hall with stairs to first floor opens to the large double bay fronted lounge with feature fire place and wooden floor. The sitting/dining room enjoys an outlook over the rear garden and opens to a contemporary kitchen fitted with a modern range of wall & base units, integral appliances and slate effect work surfaces extending to a peninsular breakfast bar. A study leads off the dining room having patio doors to rear, ground floor wc & utility cupboard. To the first floor: An L shaped landing leads to 4 bedrooms including the large master having built in wardrobes and a superb en-suite having freestanding bath and oversized corner shower. A modern shower/wet room serves the remaining bedrooms. Outside: the property occupies a generous corner plot. To the front: A paved driveway and parking area. Easily maintained garden laid with stone, raised flower beds. To the rear: A full width patio leads onto a landscaped garden mainly laid to lawn, having bordering flowers beds and secondary seating area. All enclosed by fencing, large potting shed. Garage: Accessed via double doors.

Services:

All mains services connected

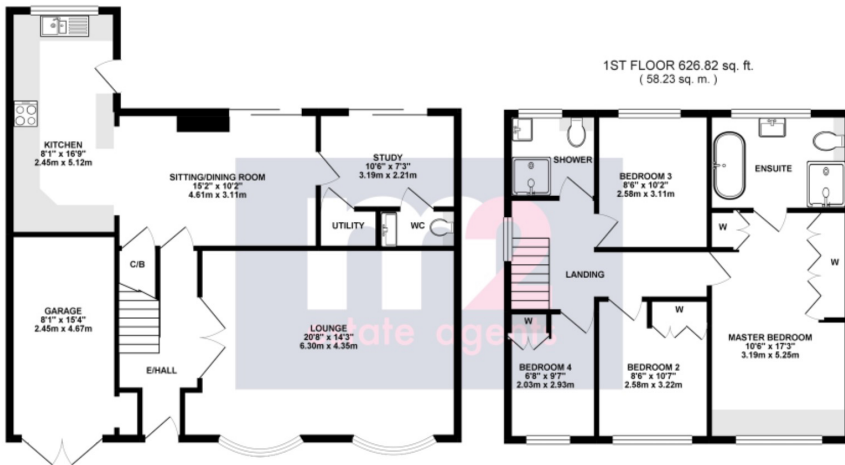
Council Tax Band:

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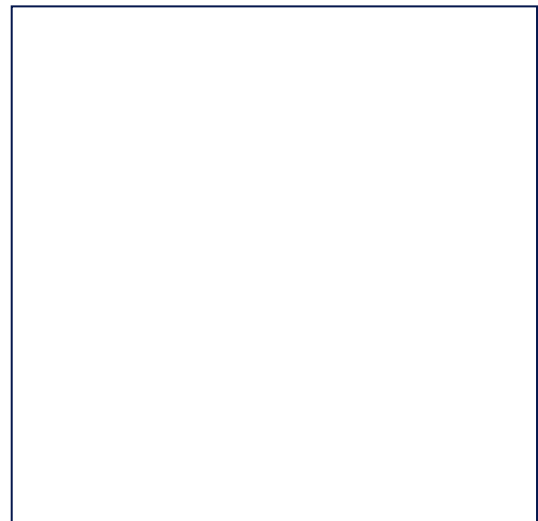
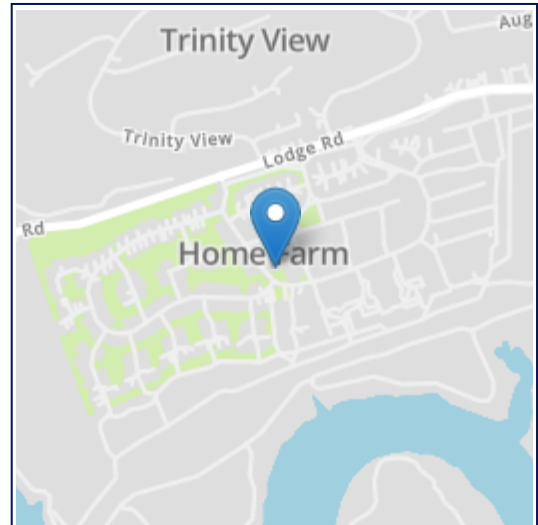
GROUND FLOOR 893.24 sq. ft.  
(82.98 sq. m.)

1ST FLOOR 626.82 sq. ft.  
(58.23 sq. m.)



TOTAL FLOOR AREA: 1520.06 sq. ft. (141.22 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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I/We acknowledge that I/we have read and understand your terms letter and that these property ( 36 Roman Reach, Newport, NP18 3SQ ) details have been checked and:

Are Correct

Are Correct with Attached Amendments

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_