



**58 Roman Reach, Caerleon, Newport. NP18**

**3SQ**

**£300,000**

**Tenure Freehold**

- WELL MAINTAINED DETACHED DORMER STYLE PROPERTY
- IDEAL FAMILY ACCOMMODATION
- LOUNGE WITH BOW WINDOW
- DINING ROOM OPENING TO GARDEN
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- DRIVEWAY & GARAGE
- ENCLOSED REAR GARDEN
- NO CHAIN

A well-maintained, detached dormer-style property situated on the outskirts of Caerleon, offering excellent family accommodation, lying within easy access of local schools and the Usk Valley cycle path.

To the ground floor: An entrance hall with under-stairs storage cupboard. A good-size lounge with a large bow window enjoys an outlook to the front. The separate dining room has stairs to the first floor and patio doors to the garden. The kitchen overlooks the rear garden and is fitted with a range of wall and base units having tile splash backs.

To the first floor: A landing leads to three bedrooms, the master having a large built-in wardrobe housing a gas combination boiler. The bathroom benefits from a shower over bath.

Outside: A driveway leads past a forecourt garden to the garage and main entrance. To the rear: A patio area leads onto a garden to lawn. A path leads to a secondary seating area past well-stocked shrub beds enclosed by walling and fencing.

**Services:**

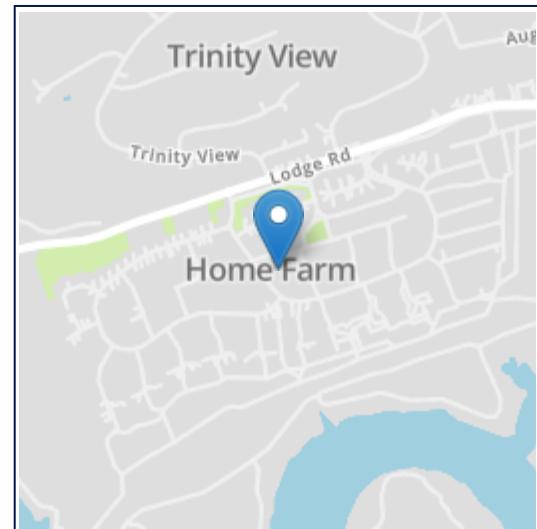
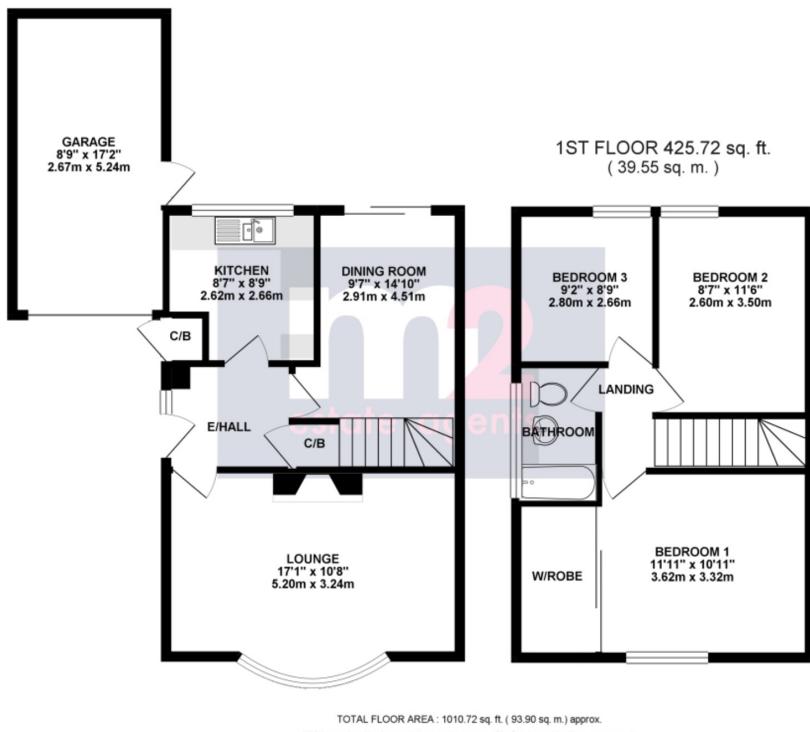
All mains services connected

**Council Tax Band:**

E



**GROUND FLOOR 585.00 sq. ft.  
( 54.35 sq. m. )**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	63
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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 and 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.