



**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.

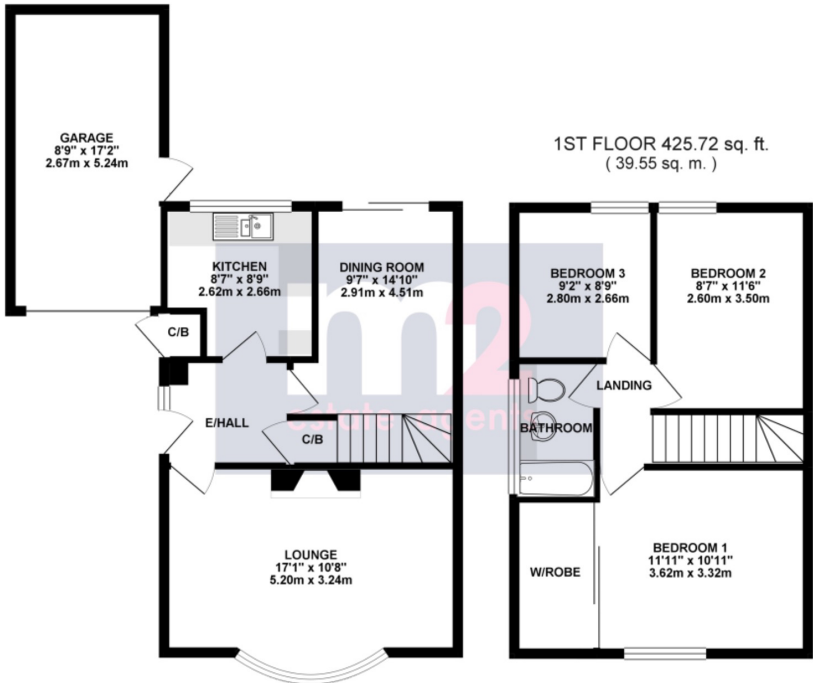
Outside: A driveway leads past a forecourt garden to the garage and main entrance. To the rear: A patio area leads onto a garden to lawn. A path leads to a secondary seating area past well-stocked shrub beds enclosed by walling and fencing.

Services:  
All mains services connected  
Council Tax Band:  
E

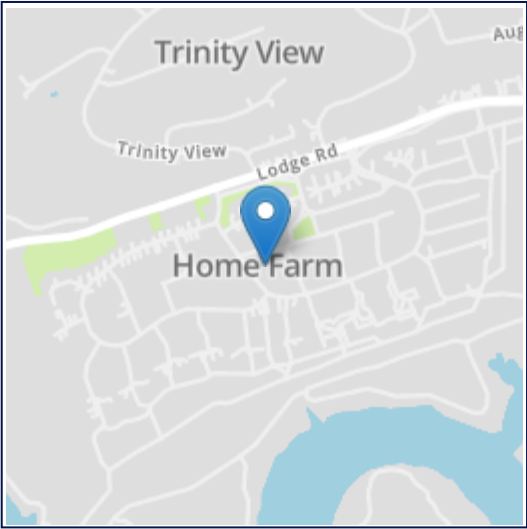


GROUND FLOOR 585.00 sq. ft.  
( 54.35 sq. m. )

1ST FLOOR 425.72 sq. ft.  
( 39.55 sq. m. )



TOTAL FLOOR AREA : 1010.72 sq. ft. ( 93.90 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 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.  
Made with Hectagon 60000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
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.

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