



7 Walnut Drive, Caerleon, Newport. NP18

3SB

£299,950

Tenure Freehold

- ENTRANCE HALL
- LOUNGE WITH MEDIA WALL
- KITCHEN/DINING ROOM
- UTILITY ROOM AND GROUND FLOOR WC
- REFITTED SHOWER ROOM
- 3 DOUBLE BEDROOMS
- DRESSING AREA/OFFICE
- DRIVEWAY & GARAGE
- SOUTHERLY ASPECT LANDSCAPED REAR GARDEN

Modernised, extended and spanning 3 floors this superbly presented family home is located within easy access of Caerleon village.

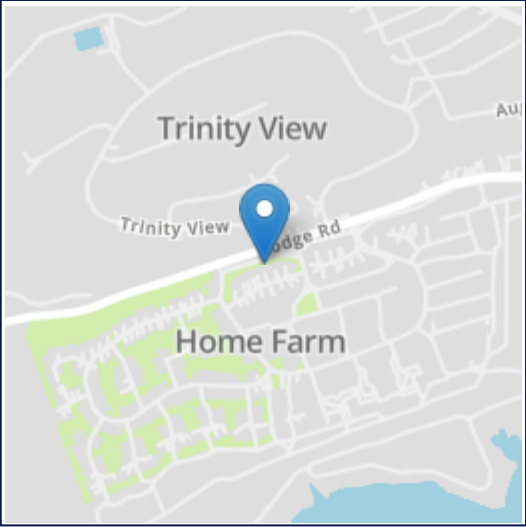
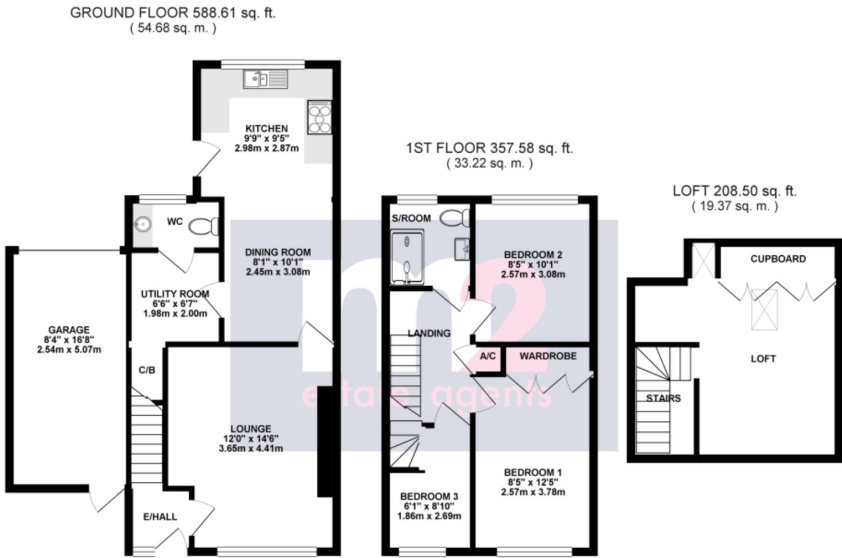
An entrance hall with stairs to the first floor opens to the good-sized lounge. Front facing the lounge features contemporary panelling and a media wall with inset fire. The extended kitchen/dining room offers extensive wall and base gloss units with double oven and 5 ring electric hob. A side door leads to the utility room with w/c off. A further side door opens to the garden.

Upstairs the landing leads to 2 double bedrooms and a refitted family shower room. The original third bedroom is currently arranged as a dressing area with stairs leading up to the converted loft being bedroom 3.

The front garden laid to lawn. A pathway leads through the garden to the main entrance and patio area, pedestrian door to the garage.

At the rear a driveway provides parking for numerous cars and provides access to the garage. A landscaped sun terrace and easily maintained garden comprises a seating area laid in stone with steps down to a level area laid with Astro turf, boarding beds, enclosed by fencing.

- Services:
- All mains services connected
 - Council Tax Band:
 - D Newport County Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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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