



**30 Hazel Walk, Caerleon, Newport. NP18
3SE
£335,000
Tenure Freehold**

- NO CHAIN
- SOUGHT AFTER CAERLEON VILLAGE LOCATION ON A LEVEL PLOT
- 4 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- OFFICE/STUDY/PLAYROOM
- MODERN FITTED KITCHEN & FAMILY BATHROOM
- LARGE DRIVEWAY
- GOOD SIZE ENCLOSED REAR GARDEN WITH SIDE ACCESS
- SOUGHT AFTER PRIMARY & SECONDARY SCHOOL CATCHMENT

NO CHAIN!! EXTENDED, 4 BEDROOM, DETACHED FAMILY HOME WITH FITTED KITCHEN, LOUNGE WITH PATIO DOORS, DINING ROOM, PLAY ROOM/STUDY, MASTER EN-SUITE, BEAUTIFUL REAR GARDEN & EXTENSIVE PARKING IN HIGHLY SOUGHT AFTER LOCATION

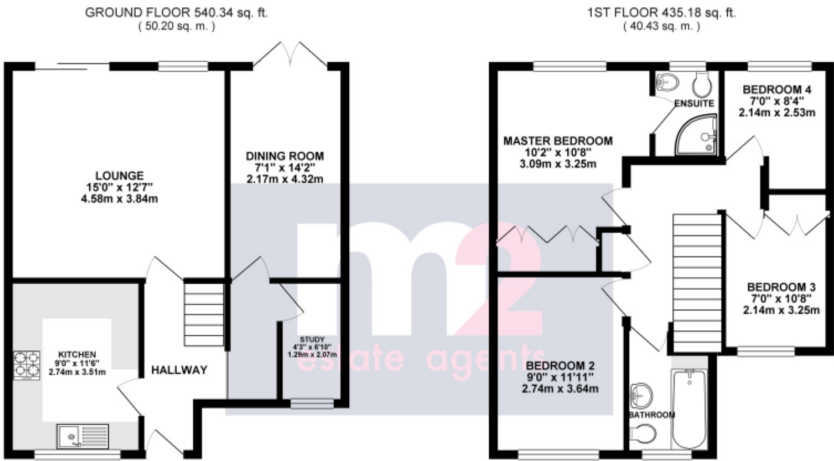
Situated within the highly sought after Caerleon area is this beautifully presented, extended, 4 bedroom, detached family home. Conveniently located close to all local amenities, bus routes, excellent Primary Schools and within walking distance to Caerleon Village with its variety of Pubs/Restaurants & shops.

Offering well planned living accommodation briefly comprising: To the Ground Floor, Fitted Kitchen, Dining Room, Lounge with Patio doors to rear overlooking Garden, Entrance Hallway & Play Room/Study.

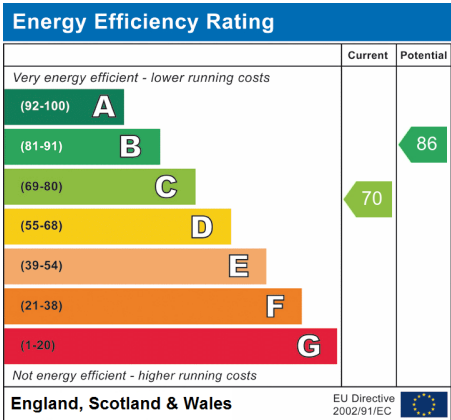
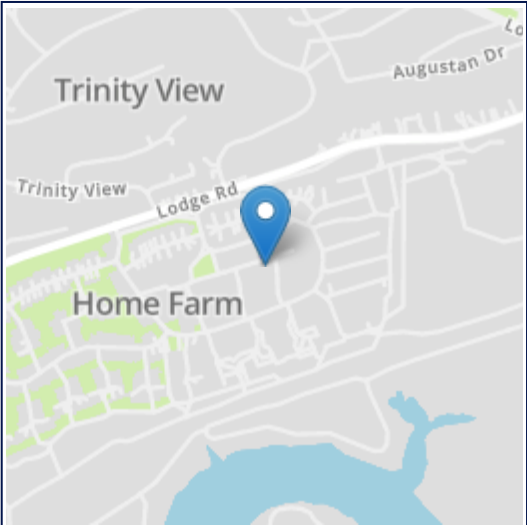
On the First Floor: Four Bedrooms, Master with En-suite Shower Room & a modern Family Bathroom.

Outside: Extensive, Block-paved Driveway providing parking and an attractive Front Porch. To the rear, a beautiful, mature, well-maintained garden with patio and lawn area, well-stocked borders containing a variety of shrubs, trees and plants. The garden is fully enclosed with timber fencing. The property further benefits from a Gas Combination Boiler, UPVC double glazing throughout and viewing comes highly advised by the agents.

Services:
Council Tax Band:
E



TOTAL FLOOR AREA: 975.52 sq. ft. (90.63 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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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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