



Goldcroft Court, offers in the region of £400,000

- Garage and driveway parking
- Cul-de-sac location
- Sought-after Caerleon village
- Three bedrooms
- Detached bungalow
- Excellent access to local amenities and M4 links
- EPC Rating: D



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About the property

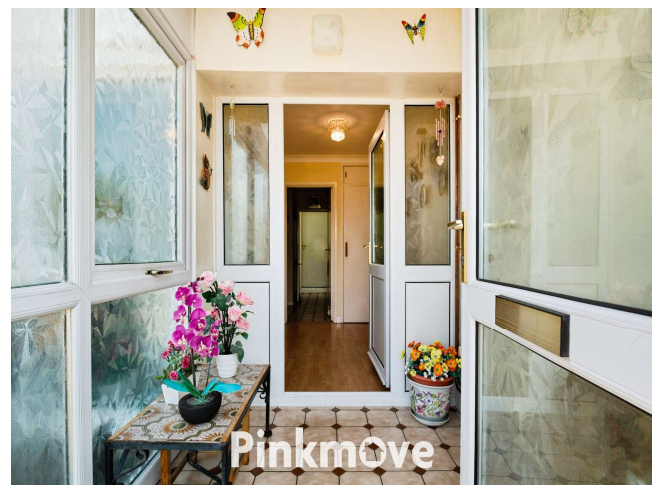
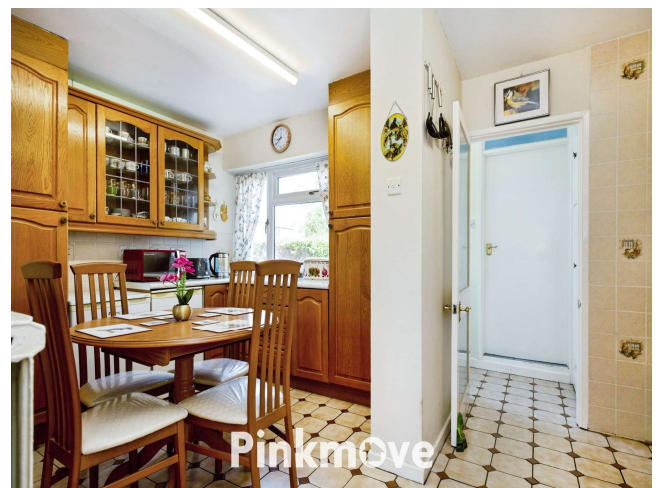
Situated in a highly desirable cul-de-sac within the historic village of Caerleon, this well-maintained three-bedroom detached bungalow offers spacious single-level living, attractive gardens, a garage and driveway parking.

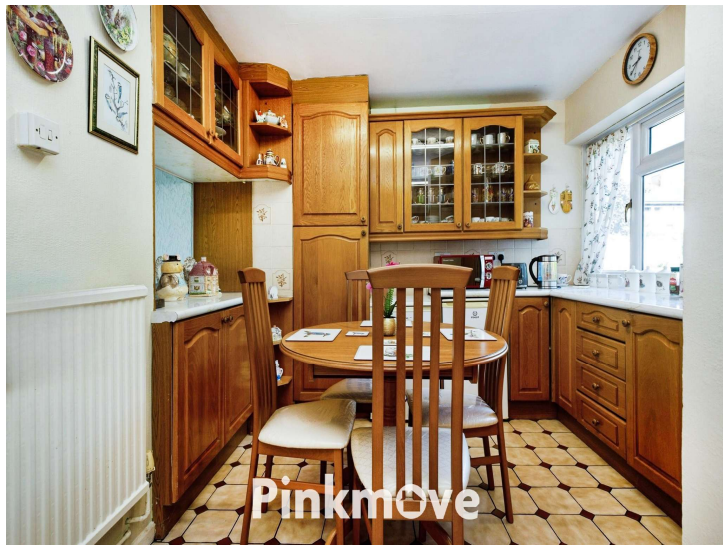
The property is entered via a welcoming porch leading into a central hallway, providing access to all principal rooms. The generous living room offers an excellent space for relaxing and entertaining, with large windows allowing plenty of natural light throughout the day.

The fitted kitchen/dining room is well-appointed with a range of wall and base units, ample worktop space and room for a dining table, making it ideal for everyday family living. There are three bedrooms, comprising two comfortable doubles and a versatile third bedroom that could also be utilised as a home office, hobby room or guest bedroom. The accommodation is completed by a shower room.

Externally, the property occupies an attractive plot with a lawned front garden and established planting. To the side is a detached garage together with driveway parking. The rear garden provides a pleasant outdoor space with lawn and patio areas, ideal for enjoying the warmer months.

Goldcroft Court enjoys a convenient position within easy reach of Caerleon's excellent local amenities, renowned schools, riverside walks, historic attractions and transport links to Newport city centre, the M4 motorway and beyond.





Accommodation

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Agents Note 2:

The sale of this property is subject to a grant of representation. Please seek an update from the branch with regards to the potential timeframes involved.

Living Room

19' 3" x 18' 6" (5.87m x 5.64m)

Kitchen/Dining Room

14' 8" x 8' 11" (4.47m x 2.72m)

Shower Room

8' 4" x 6' (2.54m x 1.83m)

Bedroom 1

13' 4" x 8' 6" (4.06m x 2.59m)

Bedroom 2

11' 5" x 10' 5" (3.48m x 3.17m)

Bedroom 3

8' 4" x 7' 4" (2.54m x 2.24m)

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 95.0 sq.m. (1,022 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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