



Pinkmove

Caerleon Road, guide price £200,000-£210,000

- Guide Price £200,000 to £210,000
- Integrated Kitchen Appliances
- Additional Wc
- Utility Room
- Enclosed Rear Garden with Gated Parking
- Bay Fronted Lounge
- Close to Shops, Schools and Local Amenities
- Excellent Transport Links
- EPC Rating: C



Pinkmove

3 1 1

Pinkmove

01633 746088
team@pinkmove.co.uk



Pinkmove

About the property

This well-presented three-bedroom mid-terraced home on Caerleon Road, Newport, offers spacious living and excellent access to local amenities, schools and transport links. Situated along a convenient and well-connected route, the property is within walking distance of a range of shops, cafés and everyday services. Families benefit from nearby primary and secondary schools, while commuters enjoy frequent bus routes and quick access to the M4 for travel to Cardiff, Bristol and surrounding areas. Newport city centre and the train station are also easily reachable.

Inside, the home opens with a bright and welcoming lounge at the front, featuring a traditional bay window that brings in plenty of natural light. The centrally located kitchen/diner provides a sociable and functional space for cooking and family time. To the rear, a utility room leads through to the family bathroom, complete with both a bath and separate shower.

Upstairs, the property offers three versatile bedrooms that can be adapted for sleeping, working or hobby space, along with a separate WC for added convenience.

Outside, the enclosed rear patio garden provides a private and low-maintenance space for relaxing or entertaining. At the back of the garden, a single parking space is available and accessed via gated doors from the back road, offering valuable off-road parking in this popular area.



Pinkmove



Pinkmove



Accommodation

Lounge

11' 7" x 13' 1" (3.53m x 3.99m)

Kitchen/Diner

12' 1" x 9' 10" (3.68m x 3.00m)

Utility

6' 2" x 9' 9" (1.88m x 2.97m)

Max Measurements

Bathroom

7' 8" x 9' 10" (2.34m x 3.00m)

Max Measurements

Bedrom1

11' 5" x 11' 6" (3.48m x 3.51m)

Bedroom 2

12' 1" x 9' 4" (3.68m x 2.84m)

Bedroom 3

11' 5" x 5' 9" (3.48m x 1.75m)

Wc

4' 5" x 1' 9" (1.35m x 0.53m)

Agent 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.

01633 746088

team@pinkmove.co.uk

Pinkmove

Floorplan



Total area: approx. 87.9 sq. metres (946.4 sq. feet)
317 Caerleon Road

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

