



Roman Way

Guide Price £220,000 - £230,000

- Attractive three-bedroom terraced home recently renovated
- Stylish kitchen/diner and first floor bathroom
- Brand new combi boiler and uPVC double glazing
- Newly landscaped rear garden low maintenance
- Superb location with excellent school catchment and easy M4 access
- EPC Rating: C



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01633 746088
team@pinkmove.co.uk



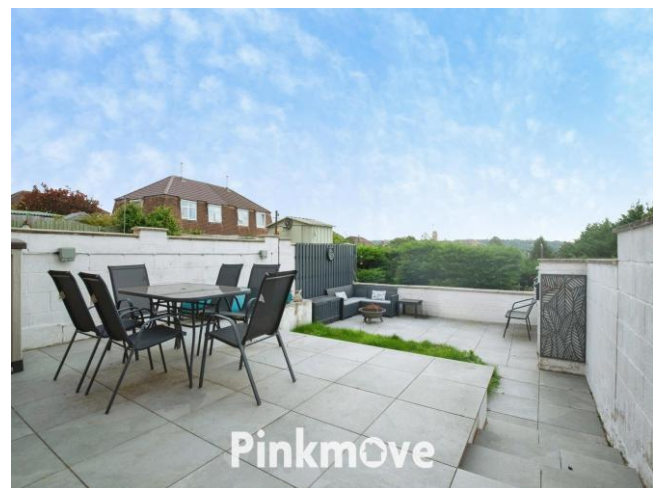
About the property

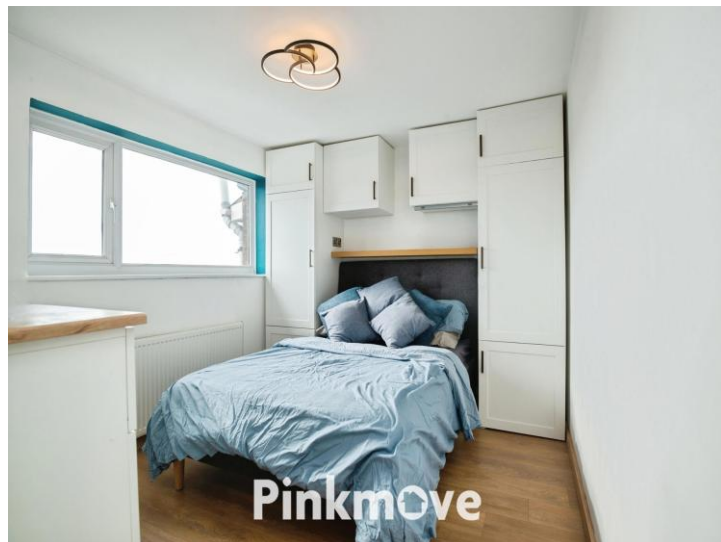
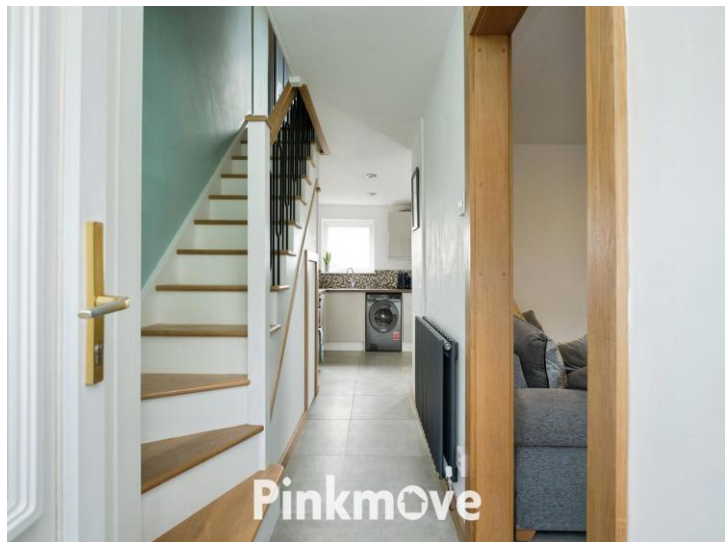
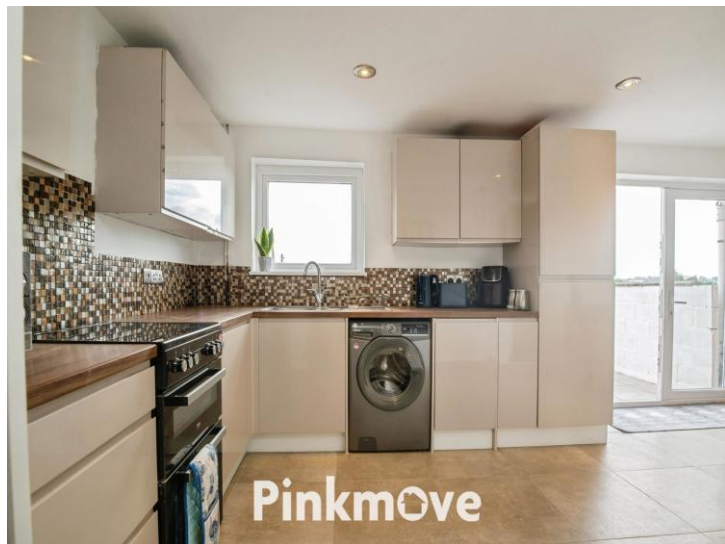
Situated in the highly sought-after village of Caerleon, this beautifully presented three-bedroom terraced property offers an excellent opportunity for first-time buyers, families, or investors alike. Benefiting from no onward chain, the home is conveniently located within excellent school catchment areas and is within easy reach of local amenities, shops, restaurants, and transport links.

The accommodation comprises an inviting entrance hall leading to a spacious lounge featuring attractive decorative wall panelling, creating a stylish focal point. To the rear, the modern kitchen/dining room provides an ideal space for both everyday living and entertaining, with patio doors opening directly onto the rear garden.

The first floor offers two well-proportioned double bedrooms, a comfortable single bedroom, and a modern family bathroom finished to a good standard. The property has been enhanced by new tiled flooring throughout the ground floor, a newly installed staircase, and a replacement roof, ensuring a move-in-ready home.

Outside, the low-maintenance rear garden features generous patio areas, perfect for outdoor dining and relaxation, together with useful rear access. Well maintained throughout and offering a blend of modern improvements and practical living space, this attractive home is sure to generate strong interest. Early viewing is highly recommended.





Accommodation

Lounge

13' x 11' 9" (3.96m x 3.58m)

Kitchen/Dining Room

19' 2" x 9' (5.84m x 2.74m)

Bedroom 1

11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Bedroom 3

8' 7" x 7' 9" (2.62m x 2.36m)

Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

Agents Note:

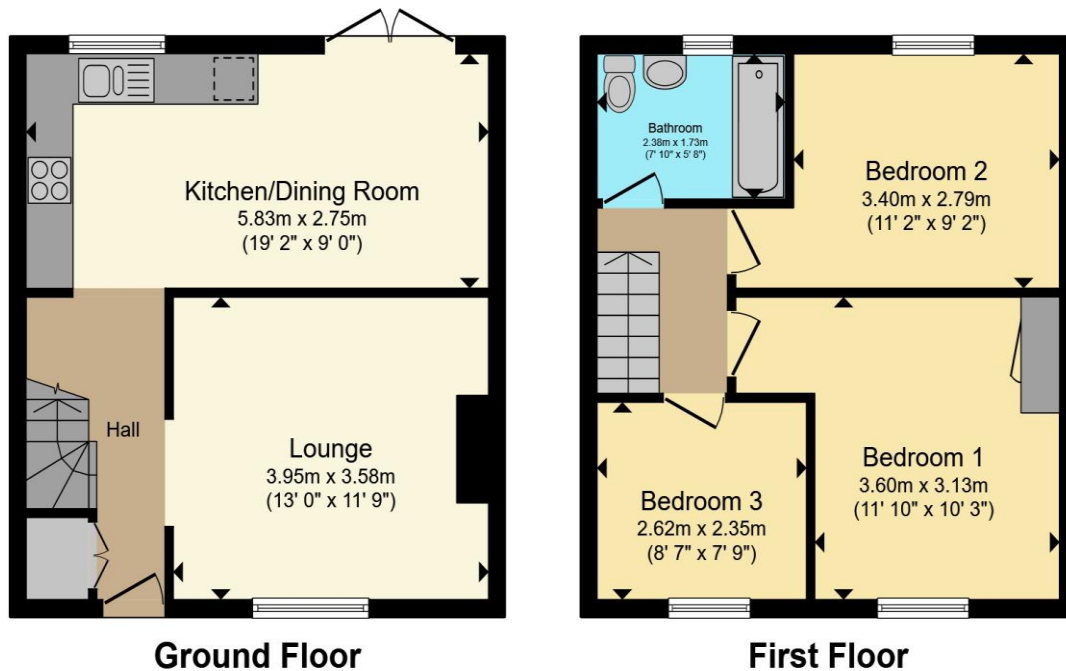
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Floorplan



Total floor area 76.7 sq.m. (826 sq.ft.) approx

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