



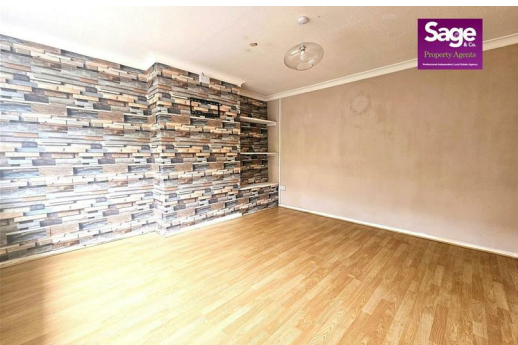
79 Roman Way, Caerleon, Newport, NP18 3FS
Guide Price £150,000

GUIDE PRICE £150,000- £160,000

Offered for sale with NO ONWARD CHAIN, this well-presented THREE BEDROOM, MID-TERRACED property on Roman Way, Caerleon, represents an excellent opportunity for first-time buyers and investors alike. The accommodation comprises a spacious lounge and a generous open-plan kitchen/dining room to the ground floor, providing an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from an enclosed rear garden, perfect for outdoor dining, entertaining guests, or simply enjoying the warmer months. Conveniently located close to a range of local amenities, reputable schools, and excellent transport links, this property offers both comfort and practicality in a sought-after location.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

EPC Rating: C Council Tax Band: C



Lakeside House, Llantarnam Parkway, Cwmbran, NP44 3GA
Telephone: 01633 838 888 **Email:** cwmbran@sageandco.co.uk

Entrance

Part glazed front entrance door to;

Entrance Hall

Stairs to first floor, radiator, doors to;

Living Room

12'11" x 11'10" (3.94 x 3.62)

Double glazed window to front, radiator, coving

Kitchen/Dining Room

18'1" x 9'8" (5.52 x 2.95)

Fitted with a range of base and eye level wall units, roll edge work tops, inset stainless steel sink unit, inset gas hob with oven under, stainless steel filter hood over, plumbing for automatic washing machine, radiator, wall mounted boiler, built-in under stair storage cupboard, part glazed door to rear and two double glazed windows to rear

First Floor

Access to loft space, doors to;

Bedroom One

16'0" x 8'8" (4.90 x 2.65)

Double glazed window to rear, radiator, coving

Bedroom Two

12'2" x 12'1" (3.73 x 3.70)

Double glazed window to front, radiator, coving, built-in cupboard

Bedroom Three

8'7" x 7'9" (2.64 x 2.37)

Double glazed window to front, radiator

Bathroom

5'5" x 4'8" (1.67 x 1.43)

Panelled bath with shower over, pedestal wash hand basin, ceramic tile splashbacks, obscure double glazed window to rear

W.C.

Low level WC, obscure double glazed window to rear

Outside

Front - Steps leading down to front entrance door

Rear - Enclosed rear garden with wooden fencing, laid to patio and gravel. Rear gate access

Tenure

We have been advised that this property is Freehold. To be verified

