



The Coed Bulmore Road Caerleon Newport



SPACIOUS DETACHED HOME WITH PLEASANT VIEWS AND POTENTIAL TO IMPROVE

- NO ONWARD CHAIN
- IMPOSING DETACHED FAMILY HOME WITH GREAT VIEWS
- VERSATILE LIVING ACCOMMODATION
- FOUR BEDROOMS, TWO BATHROOMS
- LARGE KITCHEN EXTENDING TO CONSERVATORY
- AMPLE PARKING TO THE FRONT
- LARGE SLOPED REAR GARDEN
- A FEW MINUTES WALK TO THE VILLAGE
- EXCELLENT POTENTIAL TO IMPROVE
- MUST BE VIEWED TO APPRECIATE THE POTENTIAL

Offers Over £450,000



CARDIFF

1, St. Martin's Row,
Albany Road, Cardiff
CF24 3RP

info@james-douglas.co.uk
02920 456 444



NEWPORT

7 Baneswell Road
Newport, NP20 4BP
info@james-douglas.co.uk
01633 212 666



PONTYPRIDD

1 Church Street,
Pontypridd, CF37 2TH
info@james-douglas.co.uk
01443 485000

Bulmore Road, Caerleon, NP18 1QQ

Introduction

A fantastic and rare opportunity to purchase this spacious detached family home built in 1993, with pleasant views towards the sought-after village of Caerleon, offered for sale with no onward chain and vast potential to improve. Excellent amenities are close by, many of which within walking distance including Caerleon Village where there are an array of local shops, restaurants and well regarded primary and secondary schools, plus the M4 is easily accessible allowing an easy commute to neighbouring cities.

As we enter the property you are welcomed into a wide L-shaped entrance hallway with doors off to a large lounge, dining room, kitchen with adjoining utility room and conservatory as well as two double bedrooms and family bathroom. Upstairs we have two further bedrooms with the principle suite being larger than average plus an ensuite and Velux windows leading out to a balcony. The property also benefits from a brand new boiler, which comes with a 10 year guarantee.

Outside, the frontage features a sloped driveway leading to a hardstanding providing ample parking space and, to the rear, a large sloped garden.

Viewing really is essential to appreciate the great potential this home has to offer, contact our office today for more information or to book your viewing appointment.

Council tax

Band G

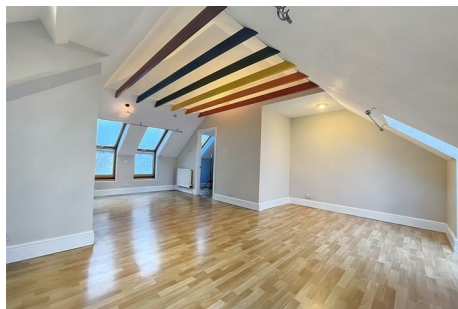
Tenure

Freehold

Viewing


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






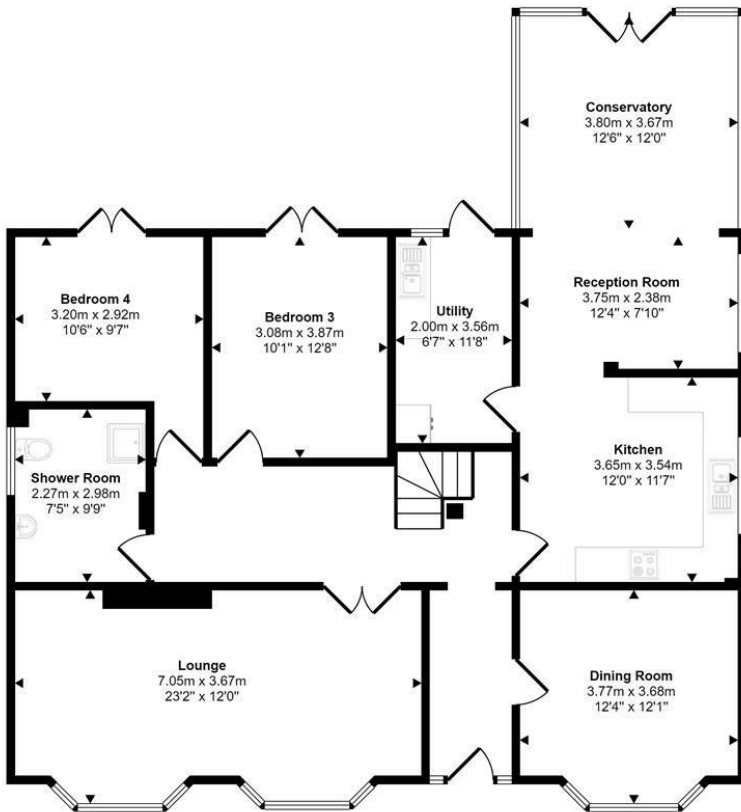
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Environmental Impact (CO₂) Rating

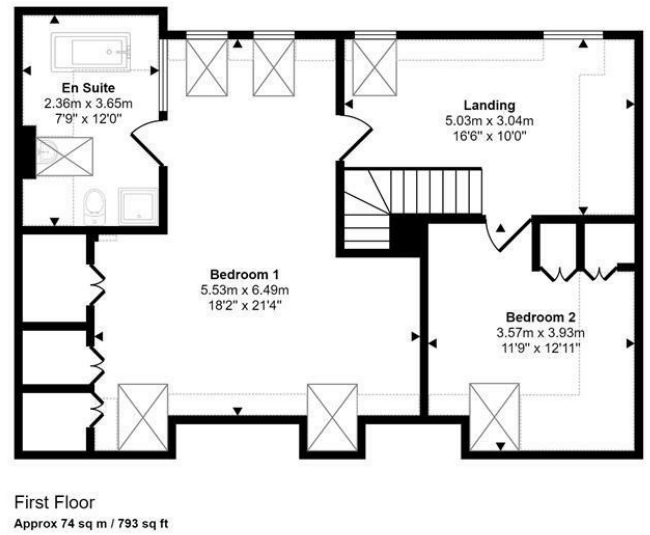
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
209 sq m / 2248 sq ft



Ground Floor
Approx 135 sq m / 1455 sq ft

 Denotes head height below 1.5m



First Floor
Approx 74 sq m / 793 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.